



PLANNING, BUILDING AND CODE ENFORCEMENT
200 E. SANTA CLARA STREET • SAN JOSE, CA 95113

PLANNING COMMISSION STAFF REPORT

File No.	CP14-025
Applicant:	MI Architects, Inc.
Location	Northeast corner of South White Road and Aborn Road (3290 South White Road)
Existing Zoning	CN Commercial Neighborhood
Historic Resource	No
Annexation Date:	April 22, 1960
CEQA:	Exempt

APPLICATION SUMMARY: Conditional Use Permit to allow the demolition of an existing gas and service station and the construction of a gas station with associated fueling canopy, a 1,856 square foot convenience store, and an automated car wash, with 24-hour use on a 0.50 gross acre site.

RECOMMENDATION:

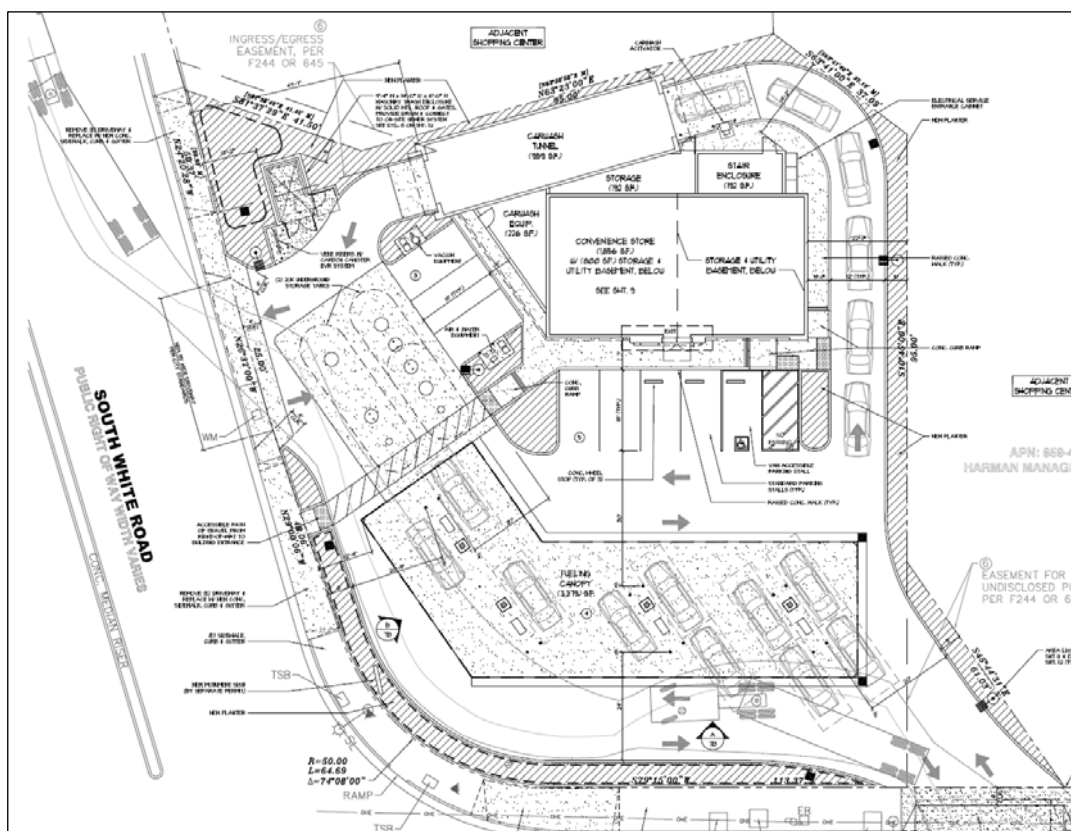
Staff recommends that the Planning Commission **approve** the **Conditional Use Permit** subject to facts and findings (see Resolution).

PROJECT DATA

GENERAL PLAN CONSISTENCY			
General Plan Designation		Select One <input checked="" type="checkbox"/> Consistent <input type="checkbox"/> Inconsistent	
Consistent Policies		Goal LU-5, Policy LU-5.1, Policy LU-5.6, Policy IE-1.11	
Inconsistent Policies		N/A	
SURROUNDING USES			
	General Plan Land Use	Zoning	Existing Use
North	Neighborhood Community/Commercial	A(PD)	Commercial center
South	Neighborhood Community/Commercial	A	Event hall
East	Neighborhood Community/Commercial	A(PD)	Restaurant
West	Neighborhood Community/Commercial	CN	Gas station with carwash

PROJECT DESCRIPTION

The subject site has an existing gas station and service/convenience store building. The proposed project would retain the gas station use and remove the service and repair use. The proposed 1,856 square foot building would be entirely convenience store use and the project would also add a 959 square foot car wash and new 3,379 fueling canopy with four pump stations. The retail use associated with the gas station does not include the off-sale of alcohol. The car wash would not provide service between the hours of 10:00 p.m. and 7:00 a.m., while the convenience store and gas station would be open 24-hours per day.



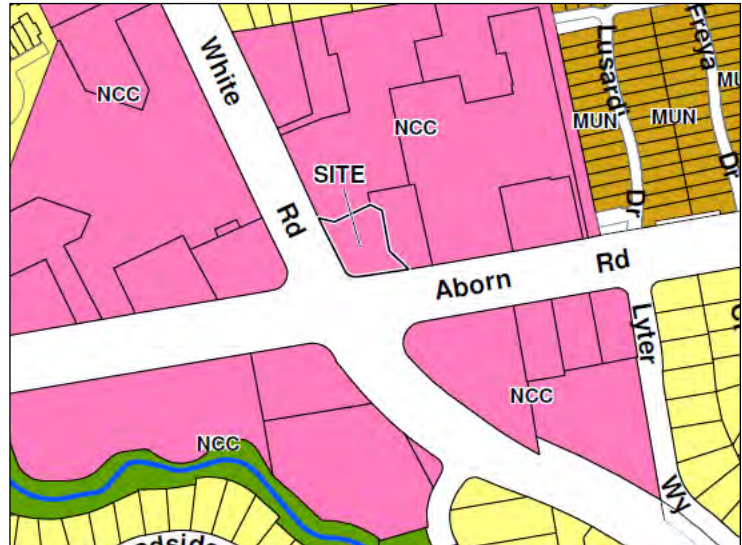
ANALYSIS

Envision San José 2040 General Plan Conformance

The existing site has an Envision San José 2040 General Plan Land Use/Transportation Diagram designation of Neighborhood/Community Commercial. This designation supports commercial activity of a neighborhood or community scale. The subject site is also within the Aborn Road/San Felipe Road Urban Village boundary (Horizon 3). Prior to preparation or completion of an Urban Village Plan, the Urban Village General Plan land use designation supports uses consistent with those of the Neighborhood/Community Commercial General Plan designation.

The proposed use is consistent with the Neighborhood/Community Commercial and Urban Village designations in that commercial uses are supported uses within the designation. Although the site is auto-centric, improving the existing site and intensifying the existing uses serve as an appropriate interim development until the Urban Village Plan is adopted.

Additionally, the proposed project promotes the following goals and policies of the General Plan with respect to neighborhood serving commercial uses:



- a. Land Use and Employment Policy IE-1.11: Allow interim development of employment lands with alternative employment uses such as small expansions of existing uses when the interim development would not limit the site's ability to be redeveloped in the future in accordance with the long-term plan for the site.

The proposed development and use of the site is an intensification of the existing use of the site which creates additional employment opportunities. The proposed project does not inhibit future development of the site.

- b. General Land Use Goal LU-5 – Neighborhood Serving Commercial: Locate viable, neighborhood-serving commercial uses throughout the City in order to stimulate economic development, create complete neighborhoods, and minimize vehicle miles traveled.

The proposed project expands and revitalizes an existing gas station which would provide enhanced retail services to the surrounding residential neighborhoods.

- c. General Land Use Policy LU-5.1: In order to create complete communities, promote new commercial uses and revitalize existing commercial areas in locations that provide safe and convenient multi-modal access to a full range of goods and services.

The proposed project would add an additional commercial use and would revitalize an existing corner site along a prominent thoroughfare situated with other commercial uses.

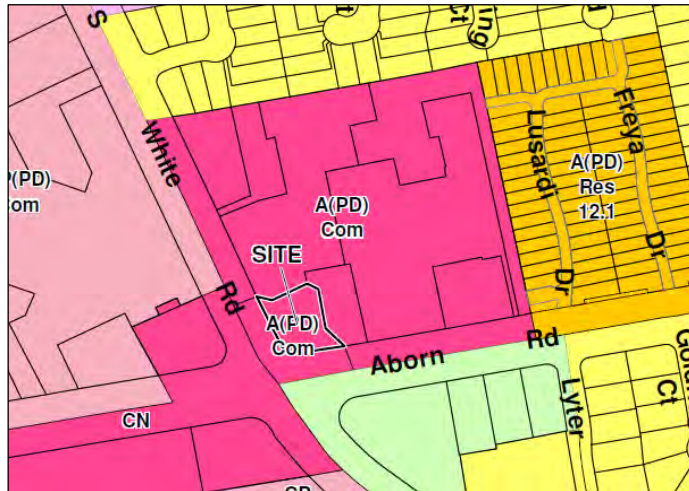
- d. General Land Use Policy LU-5.6: Encourage and facilitate the upgrading, beautifying, and revitalization of existing strip commercial areas and shopping centers. Minimize the visual impact of large parking lots by locating them away from public streets.

The proposed project upgrades and expands the existing gas station thereby making the subject site a viable business location. Site improvements including increased landscaping and reduction of pavement will make the subject site safer and more aesthetically appealing.

Zoning Ordinance Conformance

Setbacks

The proposed structure conforms to the development standards for the CN Commercial Neighborhood Zoning District, which allows for a maximum height of 50 feet and the proposed building is no greater than 26 feet. The CN Commercial Neighborhood Zoning District requires a 10-foot front setback, a 12.5-foot side corner setback, and no interior side or rear setback. The South White Road frontage is considered the “front,” while the Aborn Road frontage is considered the “side corner.” Both required setbacks will be maintained.



Parking

The Zoning Ordinance requires that a gas station provide one parking space per employee, one space per air and water station, one space for patrons stopping for information. Additionally, the Zoning Ordinance requires the retail use, in this case, the convenience store, to provide one space per 200 square-feet of net floor area. Given these parking standards, the project is required to provide 11 parking spaces. Per the Zoning Code, a twenty-percent reduction is permitted for gasoline or charge stations when combined with other uses if the site is within two thousand feet of an existing or proposed bus stop. Given this reduction, the project is required to provide nine parking spaces.

Eight parking spaces are delineated on the plans and each gas pump is considered one space towards the amount of parking provided. Therefore, the parking provided meets the parking requirements of the Zoning Code.

Commercial Design Guidelines

The project was analyzed for conformance with the *Commercial Design Guidelines* with respect to building design and circulation.

Building Design

The Guidelines recommend that all structures on the site be architecturally consistent with the main structure, and that they contribute to a positive street presence. All of the buildings on site, including the proposed convenience store, car wash, and fueling canopy are architecturally consistent and incorporate the same materials and design techniques. The building will include a prominent entrance with materials to include cement plaster, aluminum paneling, and metal awnings. The north and east elevations will include a trellis feature. The convenience store design and its building materials of aluminum and cement plaster will be harmonious with surrounding architecture of the area.

The self service car wash is designed within a wholly enclosed building to reduce noise impacts. Per the Guidelines, there is an area on site to allow patrons to service their vehicles with water and air and for vacuuming vehicles.

Parking and Circulation

The Guidelines recommend that each pump island include stacking for two vehicles equal to approximately 40 feet. The location of the pump islands and the site configuration on the site can accommodate the stacking of two vehicles. The pump islands are spaced approximately 25 feet apart from each other, which will allow a car to be parked on both sides of each pump without conflict, and are adequate for maneuvering between the pumps. Adequate space is provided around each pump to accommodate vehicle queuing for vehicles waiting when a pump island is not available. The parking spaces provided around the convenience store comply with City of San José Parking Design Guidelines, and the site design allows for fueling trucks to safely navigate in and out of the site. The driveway width on Aborn Road will be reduced to 33-feet and the driveway width on South White Road will be reduced to 35-feet. The reduced pavement from narrowing the driveways will be replaced with landscaping, and will serve to reduce the amount of automobile and pedestrian conflicts.

City Council Policy Conformance

City Council Policy 6-10: Criteria for the Review of Drive-Through Uses (Drive-Through Policy) provides guidelines for the development of establishments with drive-through facilities to help assure compatibility with surrounding land uses and avoid potential problems associated with such operations.

1. Traffic

Consistent with the Drive-through Policy, which states that primary ingress and egress to drive-through type uses should be from at least a four-lane major street, the primary ingress and egress to the proposed drive-through car wash use is from Aborn Road, a six-lane street, and South White Road, a six-lane street.

For self-service car wash uses, the Drive-through Policy requires stacking for five cars within the drive-through lane and capacity for 50 percent of the required stacking for overflow on-site. The project includes stacking for six cars within the drive-through lane and sufficient room for more than 50 percent of the required overflow capacity.

The project site currently has four vehicle access driveways; two on Aborn Road and two on South White Road. The project includes closing two driveways, one on each street, will help reduce existing conflicts with turning movements near the intersection.

The project is located within the Evergreen East Hills Development Policy area and is required to pay a Traffic Impact Fee (TIF) based on the square footage of the commercial use. Public Works staff has reviewed a Traffic Operational Analysis prepared for the project and determined that the project conforms to the City's Level of Service Policy and is consistent with the traffic criteria in the Drive-through Policy.

2. Hours of Operation

Although the proposed site is not directly adjacent to residentially used, zoned or General Planned properties, the car wash use will not operate between 10:00 p.m. and 7:00 a.m. However, the rest of the site will operate 24-hours.

3. Emission Control

The proposed drive-through car wash stacking lane is located adjacent to the parking lot for the commercial center to the north and to landscaped setback of the restaurant to the west. The stacking lane is not located adjacent to patios, pedestrian use areas, or in close proximity to existing or planned residential uses.

4. Urban Design

The architecture for the proposed building, which includes the car wash use, is a significant upgrade over the existing building and is compatible in terms of building color, materials, mass, scale and form with the immediate neighborhood.

5. Location

The Drive-through Policy states that drive-through uses shall be located 200 feet or more from immediately adjacent or directly opposite residentially used, zoned, or General Planned properties. The closest residential unit is approximately 475 feet to the north, buffered by a large parking lot and commercial building. The policy also states that buildings with drive-through facilities shall be located with a minimum separation of 500 feet from any structure containing a drive-through facility. The closest drive-through use is an existing self service car wash approximately 225-feet to the west across South White Road. However, the policy allows that self service car washes which are proposed in conjunction with a gasoline service station may be exempted from this locational criterion, provided the Policy's traffic criteria are met. Given that the Policy's traffic criterion is met, as discussed above, the proposed project is exempt from the locations criteria.

6. Other Criteria

The combination of an automatic drying system and grading and drainage plan for the site will help minimize water drippage on public streets as cars exit the car wash use.

City Council Policy 6-27: Evaluation of 24-Hour Uses provides guidelines for establishments proposing to operate between 12:00 midnight and 6:00 a.m. to help assure compatibility with surrounding land uses and avoid potential problems associated with such operations. As noted in the Policy, gasoline service stations are a type of outdoor retail operation which have difficulty meeting all of the requirements listed in the General Guidelines of the Policy.

Per the Policy, 24-hour uses should not be approved unless the facility can operate without detriment to nearby residential uses or the general welfare of the surrounding area. Generally, 24-hour uses should not be located within 300 feet of any property residentially zoned, planned, or used (measured from the building entrance and “Outdoor Use Area” (fueling area). As noted above, the closest residential unit is approximately 475 feet to the north, separated by a large parking lot and commercial building and is sufficiently buffered.

Consistent with the Policy, the car wash will not provide service between the hours of 10:00 p.m. and 7:00 a.m. The convenience store and gas station would be open 24-hours per day.

The Police Department has reviewed the proposal and had no comments on the issuance of the Conditional Use Permit.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

The project was found to be exempt from environmental review under Section 15303(c) New Construction or Conversion of Small Structures of the State Guidelines for Implementation of the California Environmental Quality Act (CEQA). This section of CEQA allows for the exemption of a project involving:

A store, motel, office, restaurant or similar structure not involving the use of significant amounts of hazardous substances, and not exceeding 2500 square feet in floor area. In urbanized areas, the exemption also applies to up to four such commercial buildings not exceeding 10,000 square feet in floor area on sites zoned for such use if not involving the use of significant amounts of hazardous substances where all necessary public services and facilities are available and the surrounding area is not environmentally sensitive.

PUBLIC HEARING NOTIFICATION

Although this item does not meet any of the criteria below, staff followed Council Policy 6-30: Public Outreach Policy. A notice of the public hearing was distributed to the owners and tenants of all properties located within 500 feet of the project site and posted on the City website. The staff report is also posted on the City’s website. Staff has been available to respond to questions from the public.



Criterion 1: Requires Council action on the use of public funds equal to \$1 million or greater.

(Required: Website Posting)




Criterion 2: Adoption of a new or revised policy that may have implications for public health, safety, quality of life, or financial/economic vitality of the City.

(Required: E-mail and Website Posting)



Criterion 3: Consideration of proposed changes to service delivery, programs, staffing that may have impacts to community services and have been identified by staff, Council or a Community group that requires special outreach. **(Required: E-mail, Website Posting, Community Meetings, Notice in appropriate newspapers)**

Project Manager: Rebecca Bustos

Approved by:  , Division Manager for Harry Freitas, Planning Director

Date: 7/14/14

Attachments:
Exhibit A: Draft Resolution
Exhibit B: Reduced Plan Set

Owner:	Applicant:
Nakash Enterprises LLC	MI Architects, Inc.
41805 Albrae Street	2960 Camino Diablo, Suite 100
Fremont, California 94538	Walnut Creek, California 94597

RESOLUTION NO. 14-

Resolution of the Planning Commission of the City of San José granting, subject to conditions, a Conditional Use Permit to use certain real property described herein for the purpose of allowing the demolition of an existing gas and service station and the construction of a gas station with associated fueling canopy, a 1,856 square foot convenience store, and an automated car wash, with 24-hour use on a 0.50 gross acre site located on the northeast corner of South White Road and Aborn Road (3290 South White Road)

FILE NO. CP14-025

WHEREAS, pursuant to the provisions of Chapter 20.100 of Title 20 of the San José Municipal Code, on April 29, 2014, an application (File No. CP14-025) was filed for a Conditional Use Permit for the purpose of allowing the demolition of an existing gas and service station and the construction of a gas station with associated fueling canopy, a 1,856 square foot convenience store, and an automated car wash, with 24-hour use on a 0.50 gross acre site located on the northeast corner of South White Road and Aborn Road (3290 South White Road)

(hereinafter referred to as "subject property in San José; and

WHEREAS, the subject property is all that real property described in Exhibit "A," which is attached hereto and made a part hereof by this reference as if fully set forth herein; and

WHEREAS, pursuant to and in accordance with Chapter 20.100 of Title 20 of the San José Municipal Code, on July 23, 2014 this Planning Commission conducted a hearing on said application, notice of which was duly given; and

WHEREAS, at said hearing, this Planning Commission gave all persons full opportunity to be heard and to present evidence and testimony respecting said matter; and

WHEREAS, at said hearing this Planning Commission received and considered the reports and recommendation of the Director of Planning, Building and Code Enforcement; and

WHEREAS, at said hearing, this Planning Commission received in evidence a development plan for the subject property entitled, "Shell Gas Station, Carwash & "Loop" Convenience Stores 3290 S. White Road San José, California 95148 File No: CP14-025," dated **March 3, 2013**. Said plan is on file in the Department of Planning, Building and Code Enforcement and is available for inspection by anyone interested herein, and said development plan is incorporated herein by this reference, the same as if it were fully set forth herein; and

WHEREAS, said hearing was conducted in all respects as required by the San José Municipal Code and the rules of this Planning Commission;

WHEREAS, this Planning Commission has heard and considered the testimony presented to it at the public hearing, and has further considered written materials submitted on behalf of the project applicant, City staff, and other interested parties;

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF SAN JOSÉ AS FOLLOWS:

The Planning Commission determines, concludes and finds as follows:

1. **Site Description and Surrounding Uses.** The project site is located on the northeast corner of South White Road and Aborn Road (3290 South White Road) and is currently developed with a gas station that includes two canopies with four pump islands and an approximately 1,671 square foot service/convenience store building. The project site is currently accessed by two driveways off of Aborn Road and two driveways off of South White Road. The subject site is adjacent to a commercial center to the north, a restaurant to the east, an event hall to the south across Aborn Road, and gasoline stations to the southeast and west across Aborn Road and South White Road, respectively.
2. **Project Description.** The proposed project would allow the demolition of the existing gas and service station and allow the construction of a 1,856 square foot convenience store building, a 959 square foot car wash, and a new 3,379 fueling canopy with four pump stations. The project includes closing two driveways, one on South White Road and another on Aborn Road. The remaining driveway width on Aborn Road would be reduced to 33-feet and the driveway width on South White Road would be reduced to 35-feet. The car wash would not provide service between the hours of 10:00 p.m. and 7:00 a.m. and the convenience store and gas station would be operate 24-hours per day.
3. **General Plan Conformance.** The Project is consistent with the General Plan in that:
 - a. The designation of Neighborhood/Community Commercial supports commercial activity of a neighborhood or community scale. The subject site is also within the Aborn Road/San Felipe Road Urban Village boundary (Horizon 3). Prior to preparation or completion of an Urban Village Plan, the Urban Village General Plan land use designation supports uses consistent with those of the Neighborhood/Community Commercial General Plan designation.
 - b. Consistent with General Plan Land Use Policy 5.1, the proposed project would add an additional commercial use and would revitalize an existing corner site along a prominent thoroughfare.
 - c. Consistent with General Plan Land Use and Employment Policy 1.11, the proposed development and use of the site is an intensification of the existing use of the site which creates additional employment opportunities. The proposed project does not inhibit future development of the site.

4. **Zoning Code Compliance.** The project is consistent with the regulations of the Zoning Ordinance in the following manner:
 - a. **Development Standards.** The proposed structure conforms to the development standards for the CN Commercial Neighborhood Zoning District, which allow for a maximum height of 50 feet and the proposed building is no greater than 26 feet. The CN Commercial Neighborhood Zoning District requires a 10-foot front setback, a 12.5-foot side corner setback, and no interior side or rear setback. The South White Road frontage is considered the “front,” while the Aborn Road frontage is considered the “side corner.” Both required setbacks will be maintained.
 - b. **Parking Requirement.** The Zoning Ordinance requires that a gas station provide one parking space per employee, one space per air and water station, one space for patrons stopping for information. Additionally, the Zoning Ordinance requires the retail use, in this case, the convenience store, to provide one space per 200 square-feet of net floor area. Given these parking standards, the project is required to provide 11 parking spaces. Per the Zoning Code, a twenty-percent reduction is permitted for gasoline or charge stations when combined with other uses if the site is within two thousand feet of an existing or proposed bus stop. Given this reduction, the project is required to provide nine parking spaces. Eight parking spaces are delineated on the plans and each gas pump is considered one space towards the amount of parking provided. Therefore, the parking provided meets the parking requirements of the Zoning Code.
5. **City Council Policies.**
 - a. **City Council Policy 6-27: Evaluation of 24-Hour Uses.** Consistent with the Policy, the closest residential unit is approximately 475 feet to the north, separated by a large parking lot and commercial building and is sufficiently buffered. The car wash will not provide service between the hours of 10:00 p.m. and 7:00 a.m., while the convenience store and gas station would be open 24-hours per day. The Police Department has reviewed the proposed 24-hour gas station proposal and had no comments on the issuance of the Conditional Use Permit.
 - b. **City Council Policy 6-10: Criteria for the Review of Drive-Through Uses.**
 - i. **Traffic.** Consistent with the Policy, the primary ingress and egress to the proposed drive-through car wash use is from Aborn Road, a six-lane street, and South White Road, a six-lane street. The project includes stacking for six cars within the drive-through lane and sufficient room for more than 50 percent of the required overflow capacity. The project site currently has four vehicle access driveways; two on Aborn Road and two on South White Road. The project includes closing two driveways, one on each street, which should help reduce existing conflicts with turning movements near the intersection. The project is located within the Evergreen East Hills Development Policy area and is required to pay a Traffic Impact Fee (TIF) based on the square footage of the commercial use. Public Works staff has reviewed a Traffic Operational Analysis prepared for the project and determined that the project conforms to the City’s Level of Service Policy and is consistent with the traffic criteria in the Drive-through Policy.

- ii. **Hours of Operation.** Although the proposed site is not directly adjacent to residentially used, zoned or General Planned properties, the car wash use will not operate between 10:00 p.m. and 7:00 a.m.
 - iii. **Emission Control.** The proposed drive-through car wash stacking lane is located adjacent to the parking lot for the commercial center to the north and to landscaped setback of the restaurant to the west. The stacking lane is not located adjacent to patios, pedestrian use areas, or in close proximity to existing or planned residential uses.
 - iv. **Urban Design.** The architecture for the proposed building, which includes the car wash use, is a significant upgrade over the existing building and is compatible in terms of building color, materials, mass, scale and form with the immediate neighborhood.
 - v. **Location.** The closest residential unit is approximately 475 feet to the north, buffered by a large parking lot and commercial building. The closest drive-through use is an existing self service car wash approximately 225-feet to the west across South White Road. However, the policy allows that self service car washes which are proposed in conjunction with a gasoline service station may be exempted from this locational criterion, provided the Policy's traffic criteria are met. Given that the Policy's traffic criterion is met, the proposed project is exempt from the locations criteria.
6. **Environmental Review.** Under the provisions of 15303(c) of the State Guidelines for Implementation of the California Environmental Quality Act (CEQA), this project was found by the Director of Planning to be exempt from the environmental review requirements of Title 21 of the San Jose Municipal Code, implementing the California Environmental Quality Act of 1970, as amended.
7. **Demolition Permit Findings.** Under the provisions of Section 20.80.460 of the San José Municipal Code, prior to the issuance of any development permit, which allows for the demolition, removal or relocation of a building, the following shall be considered to determine whether the benefits of permitting the demolition, removal or relocation outweigh the impacts of the demolition, removal or relocation:
- a. The failure to approve the permit would result in the creation or continued existence of a nuisance, blight or dangerous condition;
 - b. The failure to approve the permit would jeopardize public health, safety or welfare;
 - c. The approval of the permit should facilitate a project which is compatible with the surrounding neighborhood;
 - d. The approval of the permit should maintain the supply of existing housing stock in the City of San José;
 - e. Both inventoried and non-inventoried buildings, sites and districts of historical significance should be preserved to the maximum extent feasible;
 - f. Rehabilitation or reuse of the existing building would not be feasible; and
 - g. The demolition, removal or relocation of the building without an approved replacement building should not have an adverse impact on the surrounding neighborhood.
 - h. The demolition of the existing structures will allow for redevelopment of the site revitalize an existing corner site along a prominent thoroughfare.

8. **Site Development Permit Findings.** Chapter 20.100 of Title 20 of the San Jose Municipal Code establishes required findings for issuance of a Site Development Permit.
- a. The interrelationship between the orientation, location, and elevations of proposed buildings and structures and other uses on-site are mutually compatible and aesthetically harmonious.
 - i. The architectural elements of the proposed gas station building and fueling canopy are integrated into a harmonious whole.
 - ii. The proposed building and fueling canopy are comparable in terms of mass, scale, and height.
 - b. The orientation, location and elevation of the proposed buildings and structures and other uses on the site are compatible with and are aesthetically harmonious with adjacent development or the character of the neighborhood.
 - i. The proposed gas station building and fueling canopy are comparable in terms of mass, scale, and height with existing adjacent development.
 - ii. The proposed use is located approximately 475 feet to the north, buffered by a large parking lot and commercial building
 - c. The environmental impacts of the project, including but not limited to noise, vibration, dust, drainage, erosion, storm water runoff, and odor which, even if insignificant for purposes of the California Environmental Quality Act (CEQA), will not have an unacceptable negative affect on adjacent property or properties.
 - i. Under the provisions of Section 15303(c) of the State Guidelines for Implementation of the California Environmental Quality Act (CEQA), this project is exempt from the environmental review requirements of Title 21 of the San José Municipal Code, implementing the California Environmental Quality Act of 1970, as amended. The project will not have a significant adverse effect on the environment.
 - ii. The proposed project will not individually or cumulatively have an adverse effect on wildlife resources, as defined in Section 711.2 of the California Department of Fish and Game Code.
 - d. Landscaping, irrigation systems, walls and fences, features to conceal outdoor activities, exterior heating, ventilating, plumbing, utility and trash facilities are sufficient to maintain or upgrade the appearance of the neighborhood.
 - i. The proposed project includes increased landscaping with the narrowing all of the driveways on the site, and the addition of landscaping along both project frontages. The project provides enclosed trash facilities that meets design guidelines and will improve the appearance of the neighborhood.
 - e. Traffic access, pedestrian access and parking are adequate.
 - i. The proposed project improves pedestrian and vehicular circulation around the property, as two driveways will be removed and the width of the two remaining driveways will be narrowed. The pavement removed from narrowing the driveways will be replaced with landscaping, and will serve to reduce the amount of potential automobile and pedestrian conflicts.

- ii. The proposed number, size and access of parking spaces for the proposed gas station and convenience store use comply with the requirements of the Zoning Ordinance.
- f. The application is either consistent with the General Plan or counterbalancing considerations justify the inconsistency.
 - i. The proposed gas station and convenience store use are consistent with the site's General Plan Land Use/Transportation Diagram designation of Neighborhood/Community Commercial and furthers the following General Plan goals and policies:

- 1) General Land Use Goal LU-5: Neighborhood Serving Commercial: Locate viable, neighborhood-serving commercial uses throughout the City in order to stimulate economic development, create complete neighborhoods, and minimize vehicle miles traveled.

The proposed project expands and revitalizes an existing gas station which, with the expansion of the convenience market, would provide enhanced services to the surrounding residential neighborhoods.

- 2) General Land Use Policy LU-5.6: Encourage and facilitate the upgrading, beautifying, and revitalization of existing strip commercial areas and shopping centers. Minimize the visual impact of large parking lots by locating them away from public streets.

The proposed project upgrades and expands the existing gas station thereby making the subject site a viable business location. Site improvements including increased landscaping and reduction of pavement will make the subject site safer and more aesthetically appealing.

- 9. **Conditional Use Permit Findings.** Chapter 20.100 of Title 20 of the San Jose Municipal Code establishes required findings for issuance of a Conditional Use Permit, which findings are made for the Project based on the above-stated findings related to General Plan, Zoning and CEQA conformance and for the reasons stated below, and subject to the conditions set forth in this Permit.

- a. The proposed use at the location requested will not:
 - i. Adversely affect the peace, health, safety, morals or welfare of persons residing or working in the surrounding area; or
 - ii. Impair the utility or value of property of other persons located in the vicinity of the site; or
 - iii. Be detrimental to public health, safety or general welfare; and
- b. The proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this title, or as is otherwise required in order to integrate said use with the uses in the surrounding areas; and

- c. The proposed site is adequately served:
 - i. By highways or streets of sufficient width and improved as necessary to carry the kind and quality of traffic such use would generate; and
 - ii. By other public or private service facilities as are required.

In accordance with the findings set forth above, a Conditional Use Permit to use the subject property for said purpose specified above and subject to each and all of the conditions hereinafter set forth is hereby **approved**. This Planning Commission expressly declares that it would not have approved this Permit except upon and subject to each and all of said conditions, each and all of which conditions shall run with the land and be binding upon the owner and all subsequent owners of the subject property, and all persons who use the subject property for the use conditionally permitted hereby.

CONDITIONS

1. **Acceptance of Permit.** Per Section 20.100.290(B) of Title 20 of the San Jose Municipal Code, should the applicant fail to file a timely and valid appeal of this Permit within the applicable appeal period, such inaction by the applicant shall be deemed to constitute all of the following on behalf of the applicant:
 - a. Acceptance of the Permit by the applicant; and
 - b. Agreement by the applicant to be bound by, to comply with, and to do all things required of or by the applicant pursuant to all of the terms, provisions, and conditions of this Permit or other approval and the provisions of Title 20 applicable to such Permit.
2. **Permit Expiration.** This Permit shall automatically expire four years from and after the date of issuance hereof by said Director, if within such time period, a Building Permit has not been obtained or the use, if no Building Permit is required, has not commenced, pursuant to and in accordance with the provision of this Permit. The date of issuance is the date this Permit is approved by the Director of Planning. However, the Director of Planning may approve a Permit Adjustment/Amendment to extend the validity of this Permit in accordance with Title 20. The Permit Adjustment/Amendment must be approved prior to the expiration of this Permit.
3. **Building Permit/Certificate of Occupancy.** Procurement of a Building Permit and/or Certificate of Occupancy from the Building Official for the structures described or contemplated under this Conditional Use Permit shall be deemed acceptance of all conditions specified in this Conditional Use Permit and the applicant's agreement to fully comply with all of said conditions. No change in the character of occupancy or change to a different group of occupancies as described by the Building Code shall be made without first obtaining a Certificate of Occupancy from the Building Official, as required under San Jose Municipal Code Section 24.02.610, and any such change in occupancy must comply with all other applicable local and state laws.
4. **Sewage Treatment Demand.** Chapter 15.12 of Title 15 of the San José Municipal Code requires that all land development approvals and applications for such approvals in the City of San José shall provide notice to the applicant for, or recipient of, such approval that no vested right to a Building Permit shall accrue as the result of the granting of such approval when and if the City Manager makes a determination that the cumulative sewage treatment demand of the

San José-Santa Clara Water Pollution Control Plant represented by approved land uses in the area served by said Plant will cause the total sewage treatment demand to meet or exceed the capacity of San José-Santa Clara Water Pollution Control Plant to treat such sewage adequately and within the discharge standards imposed on the City by the State of California Regional Water Quality Control Board for the San Francisco Bay Region. Substantive conditions designed to decrease sanitary sewage associated with any land use approval may be imposed by the approval authority.

5. **Conformance to Plans.** The development of the site shall conform to the approved Conditional Use Permit plans entitled, "Shell Gas Station, Carwash & "Loop" Convenience Stores 3290 S. White Road San José, California 95148 File No: CP14-025" dated March 4, 2013, on file with the Department of Planning, Building and Code Enforcement, and to the San José Building Code (San José Municipal Code, Title 24), with the exception of any subsequently approved changes.
6. **Kiosk Booths.** For security, the attendant kiosk booth for gas stations shall be constructed of bullet-resistant glass and material and shall be equipped with a telephone and automatic remote locks controlling access to public restrooms.
7. **Service Station Requirements.** Service stations shall provide and maintain complimentary compressed air, water, car window washing equipment, and men's and women's restrooms for the welfare and convenience of all customers and the public during all hours of operation.
8. **Limitations on Hours and Operations.** Carwash service and drive-through use is not allowed between the hours of 10:00 p.m. and 7:00 a.m. The gas station pumps and convenience store may operate 24 hours per day.
9. **Lighting.** Light fixtures shall be designed and installed to minimize impacts on adjacent properties, while providing adequate lighting levels to assure security and discourage loitering in parking areas. Light levels of 1.5 or greater foot-candles average illumination at ground surface are encouraged. Twenty-four-hour uses shall install additional parking lot lighting in the "Designated Parking Area" and such lighting may be other than low pressure sodium unless otherwise permitted per the City Outdoor Lighting Policy, as amended. Canopy light is to be flush with the canopy ceiling.
10. **Cleaning and Maintenance.** Cleaning and maintenance for outdoor areas utilizing mechanical blowers, vacuums or other noise generating equipment shall not be used between the hours of 10:00 p.m. and 7:00 a.m.
11. **Police Issues.** The applicant shall maintain a liaison with the Police Department to effectively control crime, gang, drug and other police problems which may arise from the operation between 12:00 midnight and 6:00 a.m.
12. **Nuisance.** This use shall be operated in a manner which does not create a public or private nuisance. Any such nuisance must be abated immediately upon notice by the City.
13. **Compliance with Local and State Laws.** The subject use shall be conducted in full compliance with all local and state laws. No part of this approval shall be construed to permit a violation of any part of the San José Municipal Code. The Permit shall be subject to revocation if the subject use is conducted in such a manner as to cause a nuisance, as defined above.

14. **Revocation.** This Permit is subject to revocation for violation of any of its provisions or conditions.
15. **Refuse.** All trash areas shall be effectively screened from view and covered and maintained in an orderly state to prevent water from entering into the garbage container. Trash areas shall be maintained in a manner to discourage illegal dumping.
16. **Outdoor Storage.** No outdoor storage is allowed or permitted unless designated on the approved plan set.
17. **Utilities.** All new on-site telephone, electrical, and other overhead service facilities shall be placed underground.
18. **Anti-Graffiti.** The applicant shall remove all graffiti from buildings and wall surfaces within 48 hours of defacement, including job sites for projects under construction.
19. **Anti-Litter.** The site and surrounding area shall be maintained free of litter, refuse, and debris. Cleaning shall include keeping all publicly used areas free of litter, trash, cigarette butts and garbage.
20. **Sign Approval.** No signs are approved at this time. All proposed signs shall be subject to review and approval by the Director of Planning through a subsequent Permit Adjustment.
21. **Building and Property Maintenance.** The property owner or management company shall maintain the property in good visual and functional condition. This shall include, but not be limited to all exterior elements of the buildings such as paint, roof, paving, signs, lighting and landscaping.
22. **Street Number Visibility.** Street numbers of the buildings shall be easily visible from the street at all times, day and night.
23. **Colors and Materials.** All building colors and materials are to be those specified on the Approved Plan Set (see Permit Adjustment Required condition below).
24. **Bicycle Parking Provisions.** This project shall provide a combination of short term uncovered bike parking as well as long term covered parking consistent with the requirements noted in the Zoning Ordinance.
25. **Generators.** This Permit does not include the approval of any stand-by/backup electrical power generation facility. Any future stand-by/backup generators shall secure appropriate permits and shall conform to the regulations of Title 20 of the Municipal Code.
26. **Green Building Requirements for Tier 1 Non Residential Development (<25,000 square feet).** This development is subject to the City's Green Building Ordinance for Private Sector New Construction. Prior to the issuance of any shell or complete building permits issued on or after September 8, 2009 for the construction of buildings approved through the scope of this Conditional Use Permit, the applicant shall submit a LEED green building checklist for said buildings.
27. **Window Glazing.** Unless otherwise indicated on the approved plan, all windows shall consist of a transparent glass.
28. **Demolition:** This Permit allows the demolition of structures as noted on the Approved Plan Set.

29. **Landscaping.** Planting and irrigation are to be provided, as indicated, on the final Approved Plan Set. Landscaped areas shall be maintained and watered and all dead plant material is to be removed and replaced by the property owner. Irrigation is to be installed in accordance with Part 3 of Chapter 15.11 of Title 15 of the San José Municipal Code, Water Efficient landscape Standards for New and Rehabilitated Landscaping and the City of San José Landscape and Irrigation Guidelines.
30. **Irrigation Standards.** The applicant shall install an adequately sized irrigation distribution system with automatic controllers in all areas to be landscaped that conforms to the Zonal Irrigation Plan in the Approved Plan Set and is consistent with the City of San José Landscape and Irrigation Guidelines. The design of the system shall be approved and stamped by a California Registered Landscape Architect.
31. **Certification.** Pursuant to San José Municipal Code, Section 15.10.486, certificates of substantial completion for landscape and irrigation installation shall be completed by licensed or certified professionals and provided to the Department of Planning, Building and Code Enforcement prior to approval of the final inspection of the project.
32. **Stormwater Runoff Treatment Measures – Maintenance and Records.** The developer shall comply with the following:
- All stormwater runoff treatment measures installed on property shall be permanently maintained by the property owner in good repair and free of litter and debris, obstructions, and stored materials.
 - All owners of property on which a stormwater treatment measure has been installed pursuant to the requirements of this chapter shall retain, and make available for inspection and copying, all records of inspection and maintenance activities performed on the installed stormwater treatment measure within the five years immediately preceding the demand for such records by any representative of the City.
 - It shall be unlawful for any person to alter, remove fail to maintain, or to cause, allow or permit alteration, removal or failure to maintain a stormwater treatment measure that has been installed pursuant to the requirements of this chapter, except pursuant to an adjustment to the development permit for the project if the development permit required installation of the stormwater treatment measure, or pursuant to an administrative permit issued for the removal or alteration of the stormwater treatment measure, if the measure was not installed pursuant to a development permit. The criteria for granting an adjustment or administrative permit shall be that an alternate means of providing equivalent stormwater treatment will be provided.
33. **Post-Construction Stormwater Runoff Treatment Measures - Maintenance and Records.** All post-construction treatment measures must be installed as specified on approved construction plans. Treatment measures shall not be altered or removed, and must be operated and maintained by qualified personnel consistent with approved development plans and/or supplemental operation and maintenance plans. Property owner must ensure that treatment measures continue to operate effectively for the life of the project. Property owners and/or property managers designated by the owner must keep a maintenance schedule and record of all treatment measures maintenance activities. Copies of maintenance schedules and records will be retained and made available for inspection upon request by the City. When used, all proprietary treatment measures must be operated and maintained per the

manufacturers' specifications. The City may require additional maintenance beyond the manufacturers' specifications, if needed.

34. **Stormwater Management – Construction Activities.** The project shall incorporate Best Management Practices (BMPs) into the project to control the discharge of stormwater pollutants including sediments associated with construction activities. Examples of BMPs are contained in the *CASQA Stormwater BMP Construction Handbook Portal* (July 2012). Prior to the issuance of a grading permit, the applicant may be required to submit an Erosion Control Plan to the City Project Engineer, Department of Public Works, 200 East Santa Clara Street, San José, California 95113. The Erosion Control Plan may include BMPs as specified in the *CASQA Stormwater BMP Construction Handbook Portal* (July 2012) for reducing impacts on the City's storm drainage system from construction activities. For additional information about the Erosion Control Plan, the NPDES permit requirements or the documents mentioned above; please call the Department of Public Works at (408) 277-5161.
35. **Stormwater Stenciling.** All storm drain inlets and catch basins shall be labeled with the "NO DUMPING - FLOWS TO NEIGHBORHOOD CREEK" stencil. The "No Dumping" message should be applied to both the top of the curb and the face of the curb next to the storm drain inlet, preferably on the left side. If this is not feasible, place the message in the street in front of the inlet. The stencils may be obtained, at no charge, through the Environmental Service Department. Contact Suzanne Thomas at (408) 945-3000.
36. **Building Division Clearance for Issuing Permits.** Prior to the issuance of a Building Permit, the following requirements must be met to the satisfaction of the Chief Building Official:
 - a. *Construction Plans.* This permit file number, CP14-025, shall be printed on all construction plans submitted to the Building Division.
 - b. *Americans with Disabilities Act.* The applicant shall provide appropriate access as required by the Americans with Disabilities Act (ADA).
 - c. *Emergency Address Card.* The project developer shall file an Emergency Address Card, Form 200-14, with the City of San José Police Department.
 - d. *Construction Plan Conformance.* A project construction plan conformance review by the Planning Division is required. Planning Division review for project conformance will begin with the initial plan check submittal to the Building Division. Prior to any building permit issuance, building permit plans shall conform to the approved Planning development permits and applicable conditions.
37. **Recycling.** Scrap construction and demolition material shall be recycled. Integrated Waste Management staff at (408) 535-8550 can provide assistance on how to recycle construction and demolition debris from the project, including information on available haulers and processors.
38. **Fire Flow.** Required fire flow for the site is calculated using CFC Appendix B, or as otherwise approved in writing by the Fire Chief. A 50% reduction in required fire flow may be authorized for sprinklered buildings containing light hazard occupancies. A 25% reduction in required fire flow may be authorized for sprinklered buildings containing ordinary hazard occupancies. No reduction is provided for unsprinklered or extra hazard occupancy buildings.

39. **Fire Hydrants.** Public (off-site) and private (on-site) fire hydrants shall be provided as approved and at the exact location specified by the Fire Protection Engineering Section of the Fire Department to the satisfaction of the Fire Chief. The number and distribution of fire hydrants shall be based on CFC Table C105.1 (no reduction allowed for fire flow requirement).
40. **Fire Hydrants and Driveways.** All fire hydrants shall be at least 10 feet from all driveways to the satisfaction of the Fire Chief.
41. **Public Works Clearance.** A Development Clearance shall be obtained from the Public Works Department, and is subject to the following requirements to the satisfaction of the Director of Public Works:
- a. **Minor Improvement Permit:** The public improvements conditioned as part of this Conditional Use Permit require the execution of a Minor Street Improvement Permit that guarantees the completion of the public improvements to the satisfaction of the Director of Public Works. The Minor Improvement Permit includes privately engineered plans, insurance, surety deposit, and engineering and inspection fees.
 - b. **Transportation.**
 - i. This project is located in the Evergreen East Hills Development Policy area and is required to pay a Traffic Impact Fee (TIF) in the amount of \$16,815 based on an increase in square footage of the convenience store of 1,356 square feet prior to Public Works clearance. The 2014 TIF per 1,000 square feet of commercial or office is \$12,400. This fee is subject to an annual escalation on January 1st per the Engineering News-Record Construction Cost Index for San Francisco. The subject project will be in conformance with the Evergreen East Hills Development Policy and a determination for a negative declaration can be made with respect to traffic impacts upon receipt of this payment.
 - c. **Grading/Geology.**
 - i. A grading permit is required prior to the issuance of a Public Works Clearance. The construction operation shall control the discharge of pollutants (sediments) to the storm drain system from the site. An erosion control plan may be required with the grading application.
 - ii. All on-site storm drainage conveyance facilities and earth retaining structures 4' foot in height or greater (top of wall to bottom of footing) or is being surcharged (slope of 3:1 or greater abutting the wall) shall be reviewed and approved under Public Works grading and drainage permit prior to the issuance of Public Works Clearance. The drainage plan shall include all underground pipes, building drains, area drains and inlets. The project shall provide storm drainage calculations that adhere to the 2010 California Plumbing Code or submit a stamped and signed alternate engineered design for Public Works discretionary approval and should be designed to convey a 10 year storm event.
 - d. **Stormwater Runoff Pollution Control Measures:** This project must comply with the City's Post-Construction Urban Runoff Management Policy (Policy 6-29) which requires implementation of Best Management Practices (BMPs) which includes site design measures, source controls and numerically-sized Low Impact Development (LID) stormwater treatment measures to minimize stormwater pollutant discharges.

- i. The project's Stormwater Control Plan and numeric sizing calculations have been reviewed and this project will be in conformance with City Policy 6-29.
 - ii. Final inspection and maintenance information on the post-construction treatment control measures must be submitted prior to issuance of a Public Works Clearance.
 - e. **Flood: Zone D** The project site is not within a designated Federal Emergency Management Agency (FEMA) 100-year floodplain. Flood Zone D is an unstudied area where flood hazards are undetermined, but flooding is possible. There are no City floodplain requirements for Zone D.
 - f. **Sewage Fees:** In accordance with City Ordinance all storm sewer area fees, sanitary sewer connection fees, and sewage treatment plant connection fees, less previous credits, are due and payable.
 - g. **Municipal Water:** In accordance with City Ordinance #23975, Major Water Facilities Fee is due and payable. Contact Jeff Provenzano in the Environmental Services Department at (408) 277-3671 for further information.
 - h. **Undergrounding:** The proposed project was reviewed and it was determined that it will not result in an intensification of use. Therefore, the In Lieu Undergrounding Fee is not due at this time. This condition is subject to change if further development and site intensification is proposed.
 - i. **Reimbursement:** The developer will be required to reimburse the City prior to Public Works clearance for costs advanced for the construction of street improvements along South White Road in accordance with City Ordinance #19663 in the amount of \$166,999.
 - j. **Street Improvements:**
 - i. Applicant shall be responsible to remove and replace curb, gutter, and sidewalk damaged during construction of the proposed project.
 - ii. Driveways widths will be finalized in the implementation stage.
 - iii. A four (4) foot sidewalk easement will be provided behind the driveway on South White Road to comply with ADA requirements.
 - iv. Install truncated domes for the wheelchair ramp at the corner of South White Road and Aborn Road.
 - v. Repair, overlay, or reconstruction of asphalt pavement may be required. The existing pavement will be evaluated with the street improvement plans and any necessary pavement restoration will be included as part of the final street improvement plans.
 - k. **Electrical:** Existing electroliers along the project frontage will be evaluated at the public improvement stage and any street lighting requirements will be included on the public improvement plans.
42. **Revocation, Suspension, Modification.** This Conditional Use Permit may be revoked, suspended or modified by the Planning Commission,, or by the City Council on appeal, at any time regardless of who is the owner of the subject property or who has the right to possession thereof or who is using the same at such time, whenever, after a noticed hearing in accordance with Part 2, Chapter 20.100, Title 20 of the San José Municipal Code it finds:

- a. A violation of any conditions of the Conditional Use Permit was not abated, corrected or rectified within the time specified on the notice of violation; or
- b. A violation of any City ordinance or State law was not abated, corrected or rectified within the time specified on the notice of violation; or
- c. The use as presently conducted creates a nuisance.

In accordance with the findings set forth above, a permit to use the subject property for said purpose specified above is hereby approved.

APPROVED this **23rd day of July, 2014**, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

MATT KAMKAR
Chairperson

ATTEST:

HARRY FREITAS
Director of Planning, Building & Code Enforcement
Planning Commission Secretary

NOTICE TO PARTIES

The time within which judicial review must be sought to review this decision is governed by the provisions of the California Code of Civil Procedure Section 1094.6.

SHELL GAS STATION, CARWASH & "LOOP" CONVENIENCE STORE

3290 S. WHITE ROAD
SAN JOSE, CALIFORNIA 95148
FILE NO: CP14-025

DRAWING INDEX

1	TITLE SHEET
2	SURVEY
3	SITE PLAN
4	PRELIMINARY GRADING PLAN
5	PRELIMINARY STORMWATER CONTROL PLAN
7A	BUILDING ELEVATIONS
7B	CANOPY ELEVATIONS
8	FLOOR PLAN
10	LANDSCAPE PLAN
11	SITE LIGHTING PHOTO-METRIC
12	DETAILS

PROJECT DESCRIPTION

PRICED DEVELOPMENT PERMITS

- PGC08-3-20

PROPOSED USES

- SHELL GAS STATION, "LOOP" CONVENIENCE STORE & DRIVE-THRU CARWASH

PROJECT DESCRIPTION

- REMOVE EXISTING AUTO SERVICE / SNACK SHOP BUILDING
- REMOVE TWO (2) FUEL CANOPIES & ASSOCIATED FUEL DISPENSERS
- REMOVE THREE (3) UNDERGROUND STORAGE TANKS
- REMOVE TWO (2) DRIVEWAYS ALONG THE S. WHITE RD. STREET FRONTAGE
- REMOVE TWO (2) DRIVEWAYS ALONG THE ABERN RD. STREET FRONTAGE

NEW CONSTRUCTION

- CONSTRUCT A 1,886 S.F. CONVENIENCE STORE W/ ATTACHED M2 S.F. STAIR ENCLOSURE & M2 S.F. STORAGE ROOM
- CONSTRUCT A 800 S.F. STORAGE & UTILITY BASEMENT
- CONSTRUCT A 424 S.F. SELF-SERVE CARWASH TUNNEL W/ 226 S.F. CARWASH EQUIP. ROOM
- CONSTRUCT A 3,574 S.F. FUELING CANOPY COVERING (4) NEW FUEL DISPENSERS

NEW SITE IMPROVEMENTS

- NEW 35 FOOT WIDE DRIVEWAY ALONG THE S. WHITE RD. STREET FRONTAGE
- NEW 35 FOOT WIDE DRIVEWAY ALONG THE ABERN RD. STREET FRONTAGE
- NEW ON-SITE PARKING STALLS
- NEW ACCESSIBLE PATH OF TRAVEL TO THE RIGHT-OF-WAY
- NEW MASONRY TRASH ENCLOSURE
- NEW SITE LIGHTING
- NEW LANDSCAPING
- NEW SELF-SERVICE AIR/WATER AND VACUUM UNITS
- INSTALL A COMPLETE NEW FUEL SYSTEM INCLUDING THREE (3) NEW UNDERGROUND STORAGE TANKS & FOUR (4) NEW FUEL DISPENSERS

ADDITIONAL OPERATIONAL FACILITY INFORMATION

- HOURS OF OPERATION FOR THE GAS STATION, CONVENIENCE STORE & CARWASH SHALL BE: 24 HRS. / DAY, 7 DAYS / WEEK, 365 DAYS / YEAR

PROJECT DIRECTORY

ARCHITECT

M I ARCHITECTS, INC.
2960 CAMINO DIABLO, SUITE 100
MALIBU CREEK, CA 94031
TEL: (425) 287-1174
FAX: (425) 943-1501
CELL: (425) 878-4875
MR. MUTHANA IBRAHIM, ARCHITECT

CIVIL ENGINEER

STICAN CONSULTING ENGINEERS, INC.
5099 GREENBACK LANE, 2ND FLOOR
ORANGEVALE, CA 94662
TEL: (925) 825-5711
FAX: (925) 825-6336
MR. FAREED T. SEDDOGI, P.E.

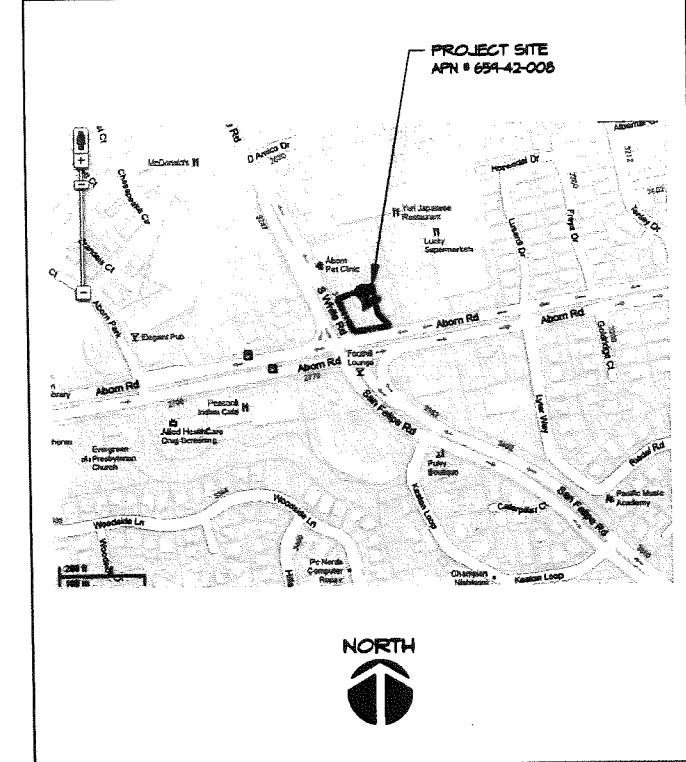
LANDSCAPE ARCHITECT

GIARDIELLA ASSOCIATES
181 ROSE AVE
MENLO PARK, CA 94025
TEL: (650) 326-6400
FAX: (650) 323-8706
CELL: (650) 323-8706
MR. RICHARD GIARDIELLA

DEVELOPER

HAKASH ENTERPRISES, LLC
4805 ALBERNE ST., 2ND FLR.
FREMONT, CA 94538
TEL: (510) 866-1454
FAX: (510) 866-1454
MR. NICK GOYAL

LOCATION MAP



M I Architects, Inc.

ARCHITECTURE
PLANNING
MANAGEMENT
DESIGN

2960 CAMINO DIABLO
SUITE 100
MALIBU CREEK, CA
94031

925-287-1174 Tel
925-943-1501 Fax
925-878-4875 Cell
muthanaibrahimarchitect.com
www.marchitect.com

SHELL GAS STATION, CARWASH
& "LOOP" CONVENIENCE STORE
3290 S. WHITE ROAD
SAN JOSE, CA 95148

ISSUED FOR CONSTRUCTION
ISSUED FOR PLAN CHECK
ISSUED FOR PERMITS

NO.	DATE	DESCRIPTION
1		
2		
3		
4		

TITLE SHEET

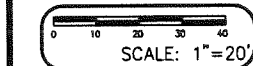
PROJECT # 13-5024
DRAWN BY CHECKED BY
SCALE AS NOTED DATE 05-04-13

1
SHEET OF

9 LEGEND

AC	ASPHALT	PIV	POST INDICATOR VALVE
APN	ASSESSOR PARCEL NUMBER	PLN	PLANTER
BFP	BACK FLOW PREVENTOR	PM	PARKING METER
BOLL	BOLLARD	PP	POWER POLE
BLDG	BUILDING	PL	PROPERTY LINE
BSL	BUILDING SETBACK LINE	PUE	PUBLIC UTILITY EASEMENT
CB	CATCH BASIN	SL	SQUARE FEET
CL	CENTERLINE	SLB	STREET LIGHT BOX
CONC	CONCRETE	SSM	STORM DRAIN MANHOLE
CP	CONCRETE PAD	SSC	SANITARY SEWER CLEANOUT
DCV	DOUBLE CHECK VALVE	SSM	SANITARY SEWER MANHOLE
DWT	DRIVEWAY	TEL	TELEPHONE
EB	ELECTRICAL BOX	TRANS	TRANSFORMER
EC	ELECTRICAL CABINET	TSS	TRAFFIC SIGNAL BOX
EV	ELECTRICAL VAULT	VT	VAULT
FC	FACE OF CURB	WM	WATER METER
FDC	FIRE DEPARTMENT CONNECTION	WV	WATER VALVE
FH	FIRE HYDRANT	YL	YARD LIGHT
GM	GAS METER	Y	YARD LIGHT
GV	GAS VALVE	Y	YARD LIGHT
MH	MANHOLE	Y	YARD LIGHT
MW	MONITORING WELL	Y	YARD LIGHT

17 SCALE



10 BASIS OF BEARING

THE MONUMENT LINE ON AORN ROAD, TAKEN AS NORTH 79°15'00" EAST AS SHOWN ON PARCEL MAP FILED IN BOOK 540 AT PAGE 29, RECORDS OF SANTA CLARA COUNTY.

11 SURVEYOR'S NOTES

1. OBSERVED NO DISCERNIBLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
2. OBSERVED NO DISCERNIBLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIR.
3. OBSERVED NO DISCERNIBLE EVIDENCE OF SITE BEING USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
4. THE EXISTENCE AND LOCATION OF ALL UTILITIES, PIPES, POLES, AND/OR STRUCTURES SHOWN ON THIS SURVEY WERE OBTAINED BY OBSERVED EVIDENCE ONLY. THE POINT OF ENTRY ON SAID UTILITIES CANNOT BE DETERMINED.
5. ALL FIELD MEASUREMENTS MATCHED RECORD DIMENSIONS WITHIN THE PRECISION REQUIREMENTS OF ALTA/ACSM SPECIFICATIONS UNLESS OTHERWISE SHOWN.
6. THIS SURVEY HAS BEEN PREPARED FOR TITLE INSURANCE PURPOSES ONLY. THIS SURVEY MAY NOT CONTAIN SUFFICIENT DETAIL FOR DESIGN PURPOSES. THE BOUNDARY DATA AND TITLE MATTERS AS SHOWN HEREON HAVE BEEN DEVELOPED FROM THE REFERENCED TITLE REPORT.
7. UNLESS THIS PLAN HAS THE SEAL AND SIGNATURE OF THE SURVEYOR AND/OR ENGINEER RESPONSIBLE FOR ITS PREPARATION, THIS IS NOT AN AUTHENTIC COPY OF THE ORIGINAL SURVEY AND SHALL NOT BE DEEMED RELIABLE.
8. FEE PARCEL PHYSICALLY ADJUTS AND HAS DIRECT ACCESS TO SOUTH WHITE ROAD AND AORN ROAD, PUBLICLY DEDICATED RIGHT OF WAYS.

12 PARKING INFORMATION

- 0 STALLS
- 1 HANDICAP STALLS
- 1 TOTAL STALLS

13 LAND AREA

21,881 sq. ft.
0.5023 acres

14 BUILDING HEIGHT

1 STORY
15.7'

15 BUILDING AREA

1,671 SQ. FT.

6 CEMETERY

OBSERVED NO DISCERNIBLE EVIDENCE OF SITE BEING USED AS A CEMETERY OR BURIAL GROUNDS.

5 FLOOD INFORMATION

FLOOD NOTE: By graphic plotting only, this property is in Zone(s) D, of the Flood Insurance Rate Map, Community Panel No. 09082C-0258-11, which bears an effective date of 05/15/2006, and is not in a Special Flood Hazard Area. By telephone call dated 11/16/2006 to the National Flood Insurance Program (800-638-6830) we have learned this community does currently participate in the program. No field surveying was performed to determine this zone and an elevation certificate may be needed to verify this determination or apply for a variance from the Federal Emergency Management Agency.

8 ZONING INFORMATION

THE ZONING INFORMATION WAS PROVIDED BY THE CITY OF SAN JOSE PLANNING DIVISION 200 EAST SANTA CLARA STREET SAN JOSE, CA 95113 TEL: (408) 535-3555 WWW.SANJOSECA.GOV

ZONE A (PD), AGRICULTURE (PLANNED DEVELOPMENT)

SETBACKS
FRONT BY PERMIT
SIDE BY PERMIT
REAR BY PERMIT
HEIGHT BY PERMIT
BULK/FAR/LOT COVERAGE BY PERMIT
PARKING BY PERMIT

*ZONING AND RESTRICTIONS SHOWN HEREON WERE OBTAINED BY A GENERAL REQUEST AT THE PUBLIC COUNTER OF THE ABOVE NAMED DEPARTMENT. NO REPRESENTATION IS MADE FOR THE ACCURACY OR COMPLETENESS OF SAID THIRD PARTY INFORMATION. THIS FIRM IS NOT AN EXPERT IN THE INTERPRETATION OF COMPLEX ZONING ORDINANCES. COMPLIANCE IS BEYOND THE SCOPE OF THIS SURVEY. ANY USER OF SAID INFORMATION IS URGED TO CONTACT THE LOCAL AGENCY DIRECTLY.

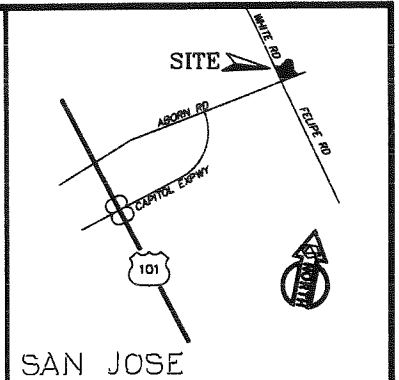
7 POSSIBLE ENCROACHMENTS

* THIS IS A LISTING OF OBSERVED IMPROVEMENTS THAT CROSS PROPERTY LINES. STATEMENT OF OWNERSHIP OR POSSESSION IS NOT THE INTENT OF THIS LISTING.

NONE OBSERVED

3 SCHEDULE 'B' ITEMS

- ⑤ INTENTIONALLY DELETED
- ⑥ INGRESS/EGRESS EASEMENTS PER F244 OR 645 (PLOTTED, AFFECTS SUBJECT PARCEL)



16 VICINITY MAP

1 TITLE DESCRIPTION

THE PROPERTY HEREIN BELOW DESCRIBED IS THE SAME PROPERTY LEASED FROM SHELL OIL COMPANY TO ALMA R. ARATA AND NORMA D. PEZZOLO IN THE MEMORANDUM OF LEASE RECORDED MAY 08, 1998 IN DOCUMENT NO. 1998-14174028, RECORDS OF SANTA CLARA COUNTY.

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF SAN JOSE, COUNTY OF SANTA CLARA, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

COMMENCING AT THE POINT OF INTERSECTION OF THE NORTHWESTERLY LINE OF AORN ROAD (FORMERLY CHEN LANE 40 FEET WIDE) WITH THE NORTHEASTERLY LINE OF WHITE ROAD (80 FEET WIDE); THENCE NORTH 79° 15' 00" EAST ALONG SAID NORTHWESTERLY LINE A DISTANCE OF 170.57 FEET; THENCE NORTH 10° 45' 00" WEST AT RIGHT ANGLES TO SAID NORTHWESTERLY LINE A DISTANCE OF 45.00 FEET TO A POINT ON A LINE PARALLEL WITH AND DISTANT NORTHWESTERLY 65.00 FEET, MEASURED AT RIGHT ANGLES, FROM THE CENTERLINE OF SAID AORN ROAD, SAID POINT ALSO BEING THE TRUE POINT OF BEGINNING; THENCE SOUTH 79° 15' 00" WEST ALONG SAID PARALLEL LINE A DISTANCE OF 113.37 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 50.00 FEET; THENCE THROUGH A CENTRAL ANGLE OF 74° 08' 00" AN ARC LENGTH OF 64.69 FEET TO A POINT OF NON-TANGENCY; THENCE NORTH 29° 00' 00" WEST 48.08 FEET; THENCE NORTH 28° 37' 00" WEST 25.00 FEET; THENCE NORTH 24° 20' 28" WEST 50.37 FEET [50.32 FEET MEASURED]; THENCE SOUTH 81° 37' 29" EAST [SOUTH 81°38'49" EAST MEASURED] 41.50 FEET [41.42 FEET MEASURED]; THENCE NORTH 63° 23' 00" EAST [NORTH 63°20'50" EAST MEASURED] ALONG SAID LINE A DISTANCE OF 95.00 FEET; THENCE SOUTH 63° 41' 00" EAST [SOUTH 63°41'40" EAST MEASURED] IN A DIRECT LINE 37.09 FEET [37.18 FEET MEASURED] MORE OR LESS; THENCE SOUTH 10° 45' 00" A DISTANCE OF 95.00 FEET; THENCE SOUTH 45° 44' 31" EAST IN A DIRECT LINE 61.03 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING.

APN: 659-42-008

2 TITLE INFORMATION

THE PROPERTY HEREON DESCRIBED IS THE SAME AS THE PROPERTY AS DESCRIBED IN THE PRELIMINARY TITLE REPORT ISSUED BY FIRST AMERICAN TITLE COMPANY, ORDER NO. 336407-151, DATED FEBRUARY 25, 2010 AT 7:30 AM, MARCH 03, 2010 UPDATE.

4 SURVEYOR CERTIFICATION

TO EQUILON ENTERPRISES LLC AND ITS COUNSEL, FIRST AMERICAN TITLE INSURANCE CO.; BANK OF AMERICA, N.A., AS ADMINISTRATIVE AGENT, ITS SUCCESSORS AND/OR ASSIGNS, AND NAKASH ENTERPRISES, LLC:

THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2005, AND INCLUDES ITEMS 2, 3, 4, 6, 7(A), 7(B), 7(C), 8, 9, 10, 11(A), 13 AND 14 OF TABLE A THEREOF, PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION. UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF CALIFORNIA, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.

DIRK C. SLOOTEN
REGISTERED LAND SURVEYOR
REGISTRATION NO. LS 5342
DATE OF SURVEY: 09/01/2009
DATE OF LAST REVISION: 04/08/2010

18 CLIENT INFORMATION BOX

SLOOTEN CONSULTING INC.
SURVEYING & ENGINEERING
4740 HORTONVILLE BLVD., SUITE 115
SANTA CLARA, CA 95054 (915)611-7570 (915)611-7572

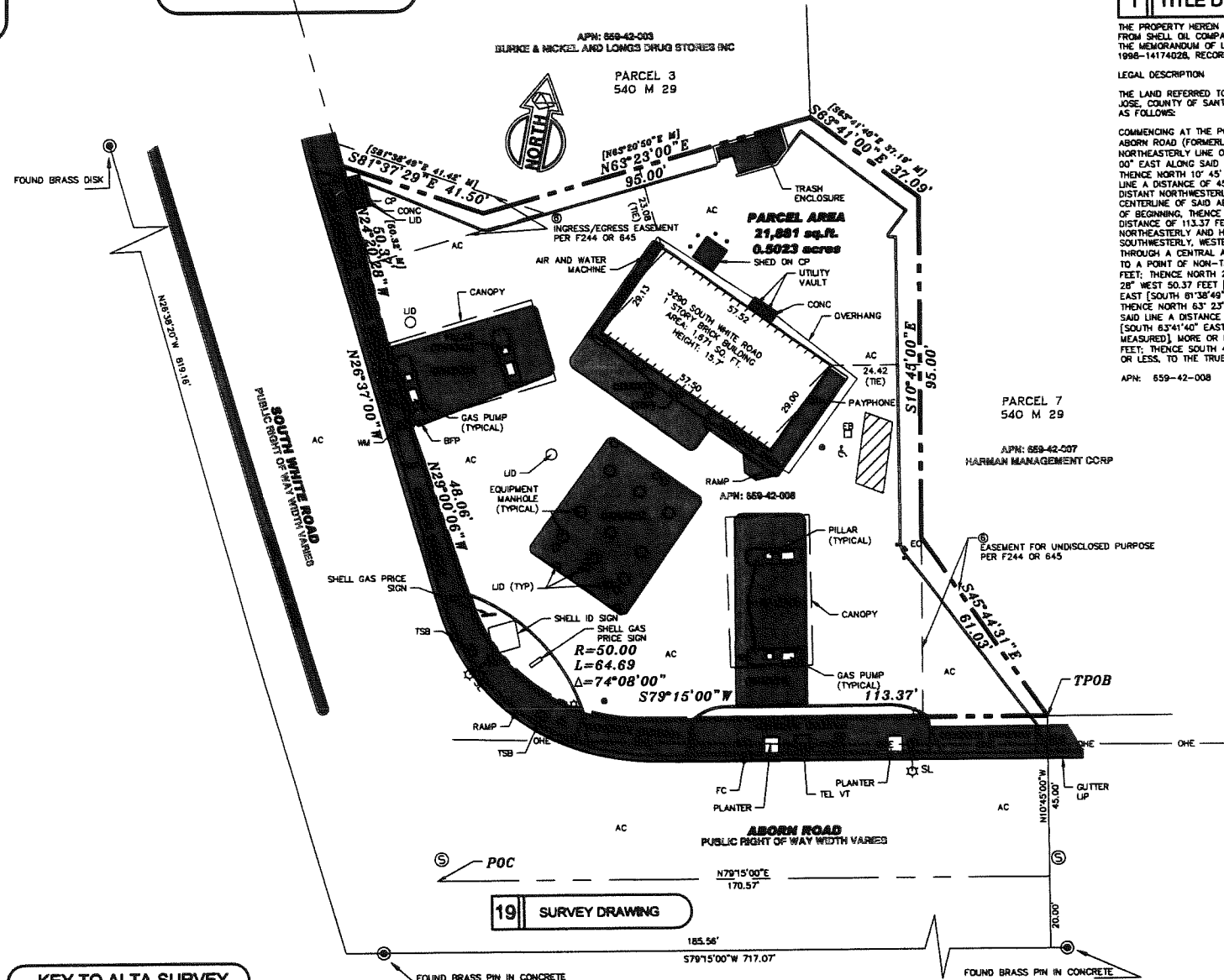
MARK	DATE	REVISIONS	BY	APPD

SHELL OIL COMPANY
HOUSTON, TEXAS

ALTA LAND TITLE SURVEY

3290 SOUTH WHITE ROAD
SAN JOSE SANTA CLARA CALIFORNIA

CC # 136000
SCALE: 1"=20' APPD. BY: D.C.S.
DATE: 04/08/2010 PROJECT # 8363-01
DWN. BY: A.M.W.
CHKD. BY: D.C.S. **DR-** 2

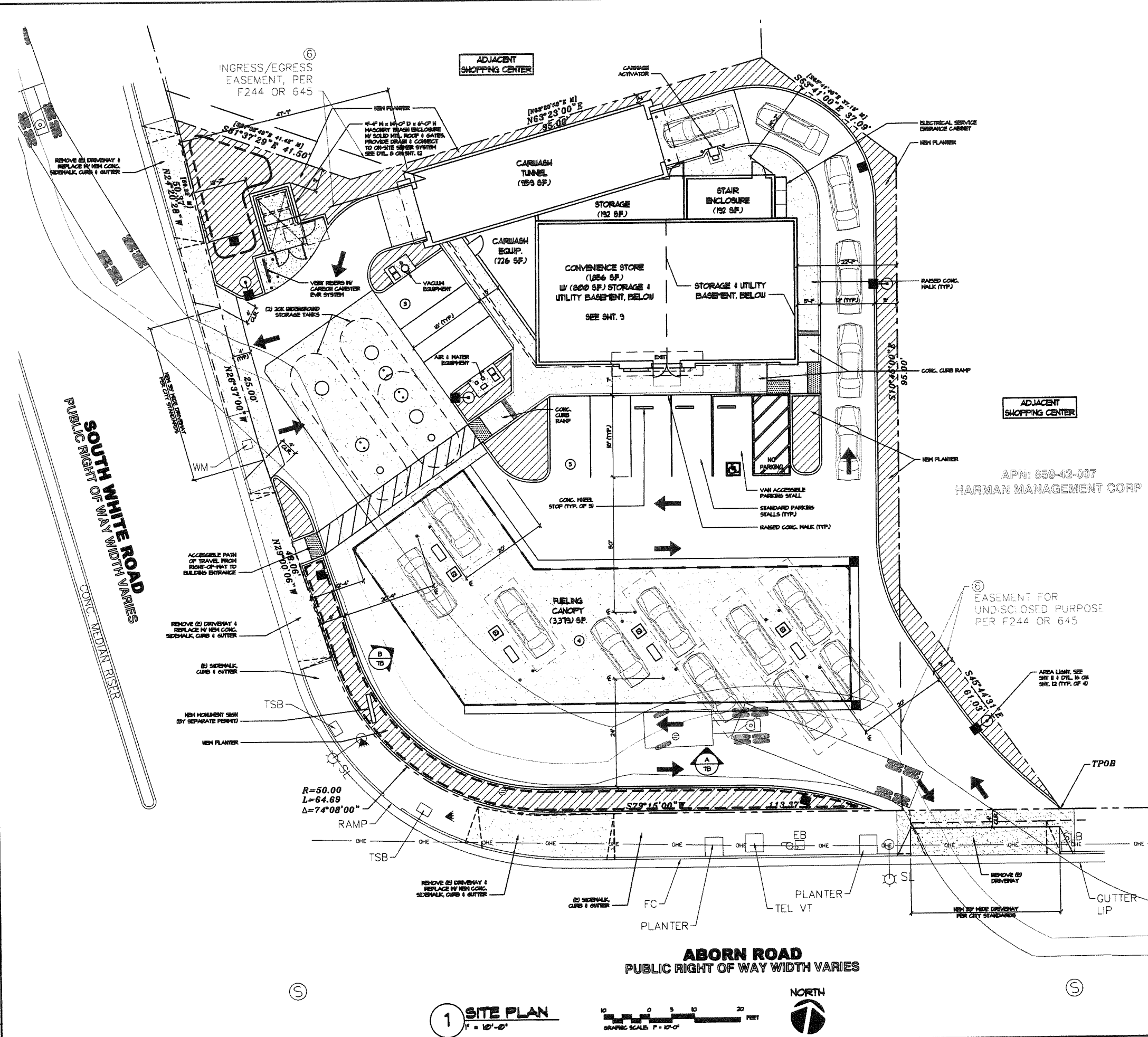


19 SURVEY DRAWING

KEY TO ALTA-SURVEY

- | | | |
|--------------------------|------------------------|---------------------------|
| 1 TITLE DESCRIPTION | 8 ZONING INFORMATION | 16 BUILDING HEIGHT |
| 2 TITLE INFORMATION | 9 LEGEND | 17 VICINITY MAP |
| 3 SCHEDULE 'B' ITEMS | 10 BASIS OF BEARING | 18 SCALE |
| 4 SURVEYOR CERTIFICATION | 11 SURVEYOR'S NOTES | 19 CLIENT INFORMATION BOX |
| 5 FLOOD INFORMATION | 12 PARKING INFORMATION | 19 SURVEY DRAWING |
| 6 CEMETERY | 13 LAND AREA | |
| 7 POSSIBLE ENCROACHMENTS | 14 BUILDING AREA | |

S:\1-Projects\13-5029 3290 S. White Rd. San Jose\Drawings\13-5029-SD1.dwg modified by User1 at: Apr 30, 2014 - 11:56am



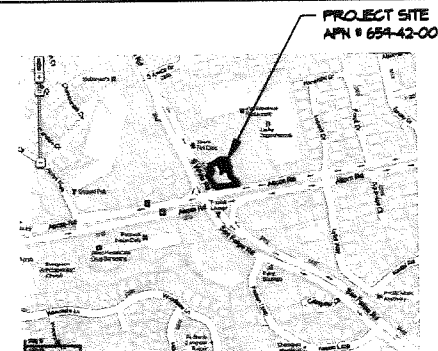
SITE INFORMATION

APN: 654-42-007	
JURISDICTION: CITY OF SAN JOSE, CA	
CURRENT ZONING: CP (PD) PLANNED DEVELOPMENT DISTRICT	
PROPOSED ZONING: CA (COMMERCIAL NEIGHBORHOOD)	
SITE COVERAGE:	
SITE (NET & GROSS):	2,881 S.F. (0.30 ACRES)
EXISTING BUILDINGS (TO BE REMOVED):	3,621 (0.68A)
SHACK SHOP / AUTO SERVICE BUILDING:	1,671 S.F.
TWO (2) FUELING CANOPIES:	1,950 S.F.
NEW BUILDINGS:	7,604 S.F. (0.47A)
CONVENIENCE STORE:	1,856 S.F. (0.33A)
STAIR ENCLOSURE:	142 S.F.
STORAGE BASEMENT:	600 S.F.
CARNASH TUNNEL:	593 S.F.
CARNASH EQUIPMENT ROOM:	226 S.F.
FUELING CANOPY:	3,375 S.F.
PARKING & LOADING:	2,080 S.F. (0.38A)
LANDSCAPING:	2,804 S.F. (0.49A)
PARKING REQUIREMENTS:	
EXISTING PARKING:	4 SPACES
CONVENIENCE STORE: 1 SPACE PER 200 S.F. x 0.05	
1,856 S.F. x 0.05 = 157.6 / 200 =	0 SPACES
GAS STATION:	
1 SPACE PER EMPLOYEE (1 EMPLOYEE) =	1 SPACE
1 SPACE PER AIRMETER =	1 SPACE
1 SPACE FOR INFORMATION STOP =	1 SPACE
(OVERLAP W/ CONVENIENCE STORE)	
CARNASH:	
VEHICLE STACKING FOR (2) CARS	
PARKING REQUIRED:	11 SPACES
PARKING PROVIDED:	12 SPACES
STANDARD PARKING STALLS (9' x 18')	11 SPACES
VAN ACCESSIBLE PARKING STALL (11' x 18')	1 SPACE

SITE PLAN LEGEND

	NEW LANDSCAPING, SEE SHT. 10
	BIO PLANTER, SEE SHT. 4
	NEW CONCRETE PAVING
	4 FT. WIDE (MIN) ACCESSIBLE ROUTE OF TRAVEL, SHALL NOT EXCEED 5% SLOPE IN THE DIRECTION OF TRAVEL AND 2% CROSS SLOPE
	EXISTING TO REMAIN
	EXISTING CURB TO REMAIN
	NEW CONCRETE CURB

VICINITY MAP



M I Architects, Inc.

ARCHITECTURE
PLANNING
MANAGEMENT
DESIGN

2460 CAMINO DIABLO
SUITE 100
MALDEN, MA 02148

925-287-1174 Tel
925-443-8841 Fax
925-878-4675 Cell
mihandsonarchitect.com
www.mihandsonarchitect.com

SHELL GAS STATION, CARNASH
& "LOOP" CONVENIENCE STORE
3290 S. WHITE ROAD
SAN JOSE, CA 95148

ISSUED FOR CONSTRUCTION
ISSUED FOR PLAN CHECK
ISSUED FOR PERMITS

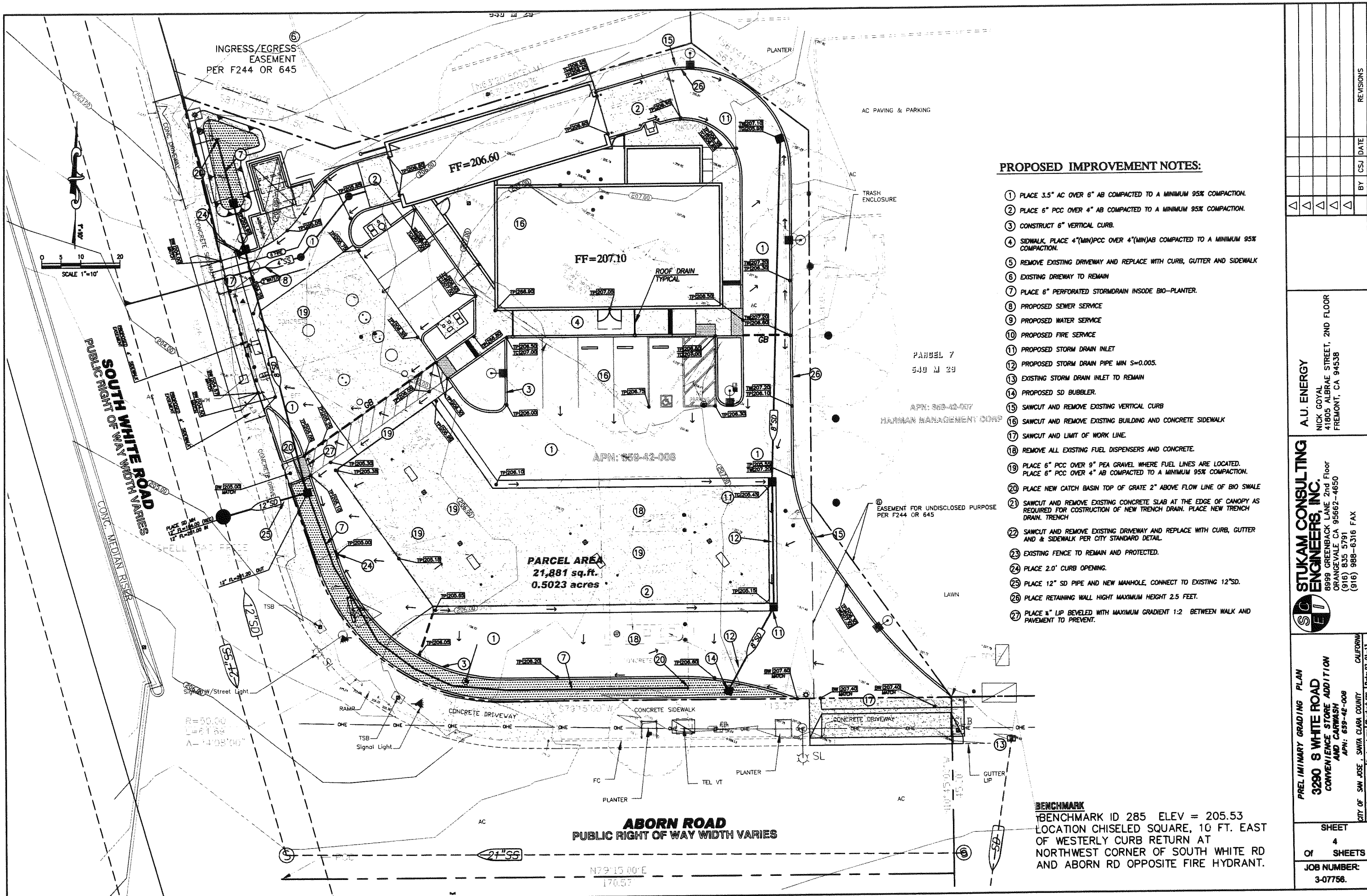
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SITE PLAN

PROJECT # 13-5029
DRAWN BY: [blank] CHECKED BY: [blank]
SCALE AS NOTED DATE: 09-04-13

3

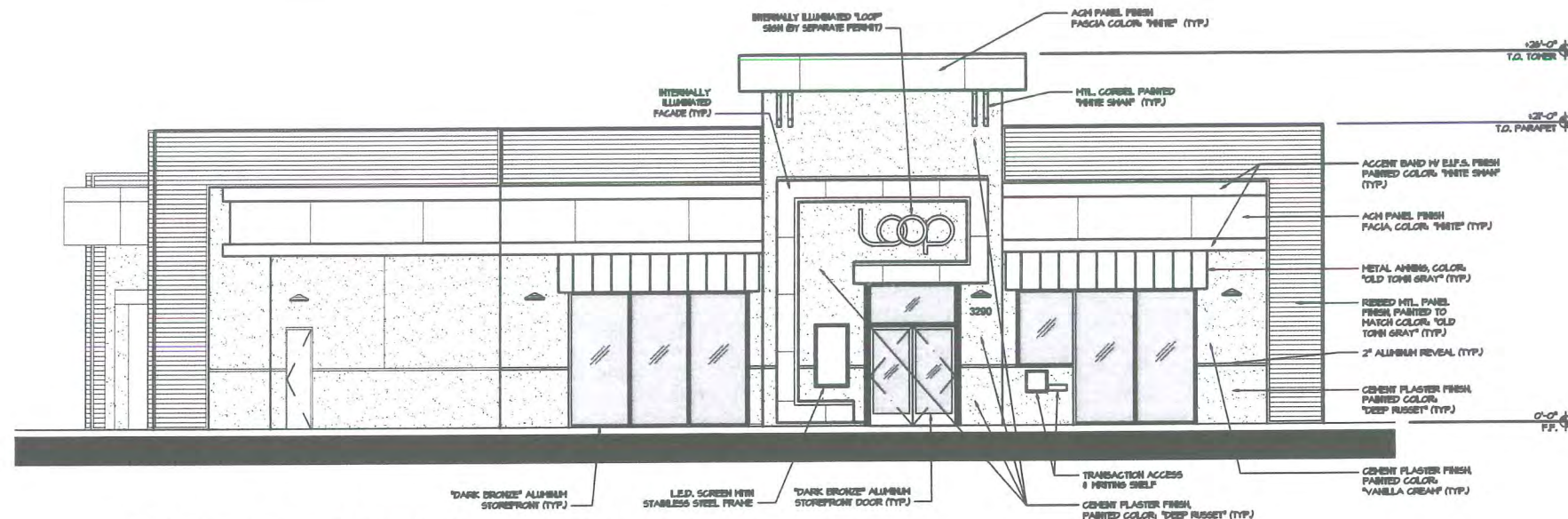
SHEET 04



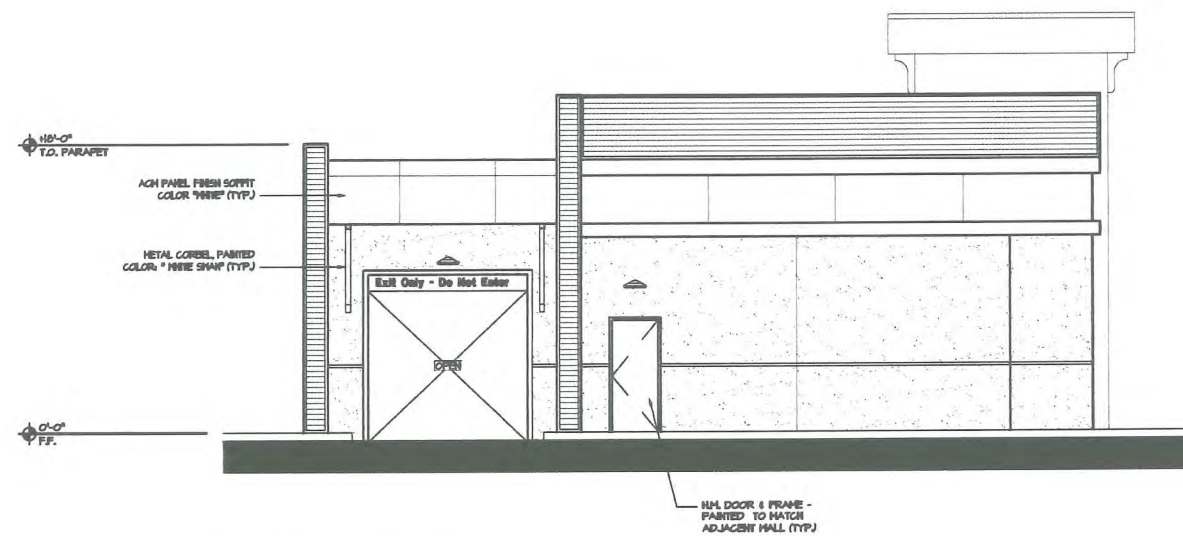
PROPOSED IMPROVEMENT NOTES:

- 1 PLACE 3.5" AC OVER 6" AB COMPACTED TO A MINIMUM 95% COMPACTION.
- 2 PLACE 6" PCC OVER 4" AB COMPACTED TO A MINIMUM 95% COMPACTION.
- 3 CONSTRUCT 6" VERTICAL CURB.
- 4 SIDEWALK, PLACE 4"(MIN)PCC OVER 4"(MIN)AB COMPACTED TO A MINIMUM 95% COMPACTION.
- 5 REMOVE EXISTING DRIVEWAY AND REPLACE WITH CURB, GUTTER AND SIDEWALK
- 6 EXISTING DRIEWAY TO REMAIN
- 7 PLACE 6" PERFORATED STORMDRAIN INSODE BIO-PLANTER.
- 8 PROPOSED SEWER SERVICE
- 9 PROPOSED WATER SERVICE
- 10 PROPOSED FIRE SERVICE
- 11 PROPOSED STORM DRAIN INLET
- 12 PROPOSED STORM DRAIN PIPE MIN S=0.005.
- 13 EXISTING STORM DRAIN INLET TO REMAIN
- 14 PROPOSED SD BUBBLER.
- 15 SAWCUT AND REMOVE EXISTING VERTICAL CURB
- 16 SAWCUT AND REMOVE EXISTING BUILDING AND CONCRETE SIDEWALK
- 17 SAWCUT AND LIMIT OF WORK LINE.
- 18 REMOVE ALL EXISTING FUEL DISPENSERS AND CONCRETE.
- 19 PLACE 6" PCC OVER 9" PEA GRAVEL WHERE FUEL LINES ARE LOCATED. PLACE 6" PCC OVER 4" AB COMPACTED TO A MINIMUM 95% COMPACTION.
- 20 PLACE NEW CATCH BASIN TOP OF GRATE 2" ABOVE FLOW LINE OF BIO SWALE
- 21 SAWCUT AND REMOVE EXISTING CONCRETE SLAB AT THE EDGE OF CANOPY AS REQUIRED FOR COSTRUCTION OF NEW TRENCH DRAIN. PLACE NEW TRENCH DRAIN, TRENCH
- 22 SAWCUT AND REMOVE EXISTING DRIVEWAY AND REPLACE WITH CURB, GUTTER AND & SIDEWALK PER CITY STANDARD DETAIL.
- 23 EXISTING FENCE TO REMAIN AND PROTECTED.
- 24 PLACE 2.0' CURB OPENING.
- 25 PLACE 12" SD PIPE AND NEW MANHOLE, CONNECT TO EXISTING 12"SD.
- 26 PLACE RETAINING WALL HIGHT MAXIMUM HEIGHT 2.5 FEET.
- 27 PLACE 1" UP BEVELED WITH MAXIMUM GRADIENT 1:2 BETWEEN WALK AND PAVEMENT TO PREVENT.

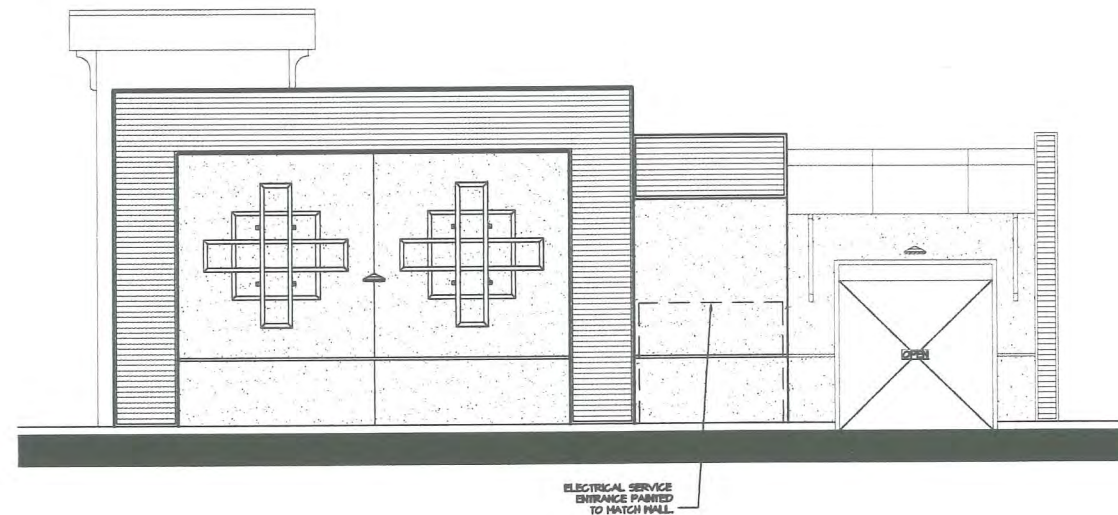
REVISIONS		DATE	BY	CSJ
1	Δ			
2	Δ			
3	Δ			
4	Δ			
5	Δ			
A.U. ENERGY				
NICK GOYAL				
41805 ALBRAE STREET, 2ND FLOOR				
FREMONT, CA 94538				
STUKAM CONSULTING ENGINEERS, INC.				
8899 GREENBACK LANE 2nd Floor				
ORANGEVALE CA 95662-4850				
(916) 835-5791				
(916) 988-6316 FAX				
PRELIMINARY GRADING PLAN				
3290 S WHITE ROAD				
CONVENIENCE STORE ADDITION				
AND CARWASH				
APN: 639-42-008				
CITY OF SAN JOSE, SANTA CLARA COUNTY CALIFORNIA				
JOB NO. 2013-012 [Stamp: Check & FTS] [Stamp: Date: 07-01-13]				
F:\SCJ-Projects\2013-012 3290 S WHITE STREET\dwg\PRELIMINARY PLANS\2013-012 Preliminary Grading Plan 3290 S White Street S.dwg 6/18/2014 1:50:29 PM P01				
SHEET		4		
OF SHEETS		4		
JOB NUMBER:		3-07758.		



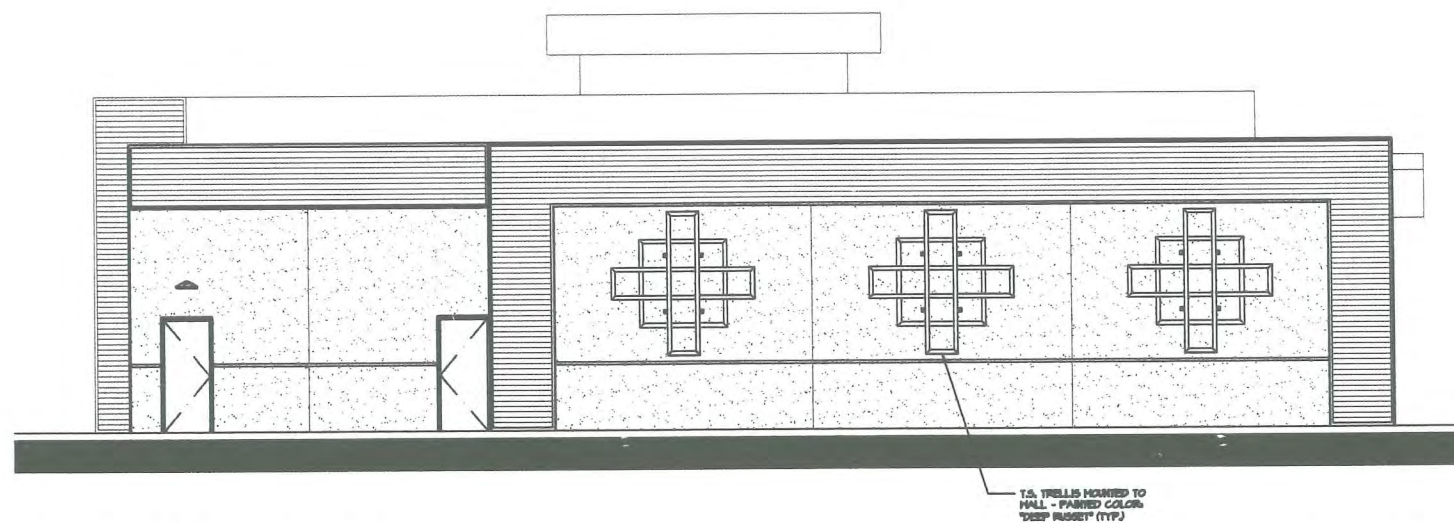
A SOUTH ELEVATION (ABORN ROAD)
3/16" = 1'-0"



B WEST ELEVATION (S. WHITE ROAD)
3/16" = 1'-0"



C EAST ELEVATION
3/16" = 1'-0"



D NORTH ELEVATION
3/16" = 1'-0"

COLOR & MATERIAL NOTES

- * VANILLA CREAM: IC1 9A0702
- * WHITE SHAMP: IC1 9A1869
- * DEEP RUSSET: IC1 9A0380
- * METAL ANHIS: STANDING SEAM METAL ROOF, RSP SPAN SELECT SEAM HARRISON BATTEN COLOR: SRH-41 "OLD TOWN GRAY"



-	ISSUED FOR CONSTRUCTION
-	ISSUED FOR PLAN CHECK
-	ISSUED FOR PLANNING

NO.	DATE	DESCRIPTION
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BUILDING ELEVATIONS

PROJECT #:	13-5024
DRAWN BY:	CHKD BY: MI
SCALE:	AS NOTED DATE: 08-04-15

7A

SHEET 01



Architects

M I Architects, Inc.

ARCHITECTURE
PLANNING
MANAGEMENT
DESIGN

2450 CANNON DIABLO
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WALNUT CREEK, CA
94597

925-287-1174 Tel
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muthana@marchitect.com
marchitect.com

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SHELL GAS STATION, CARWASH
& "LOOP" CONVENIENCE STORE
3290 S. WHITE ROAD
SAN JOSE, CA 95148

ISSUED FOR CONSTRUCTION
ISSUED FOR PLAN CHECK
ISSUED FOR PERMITS

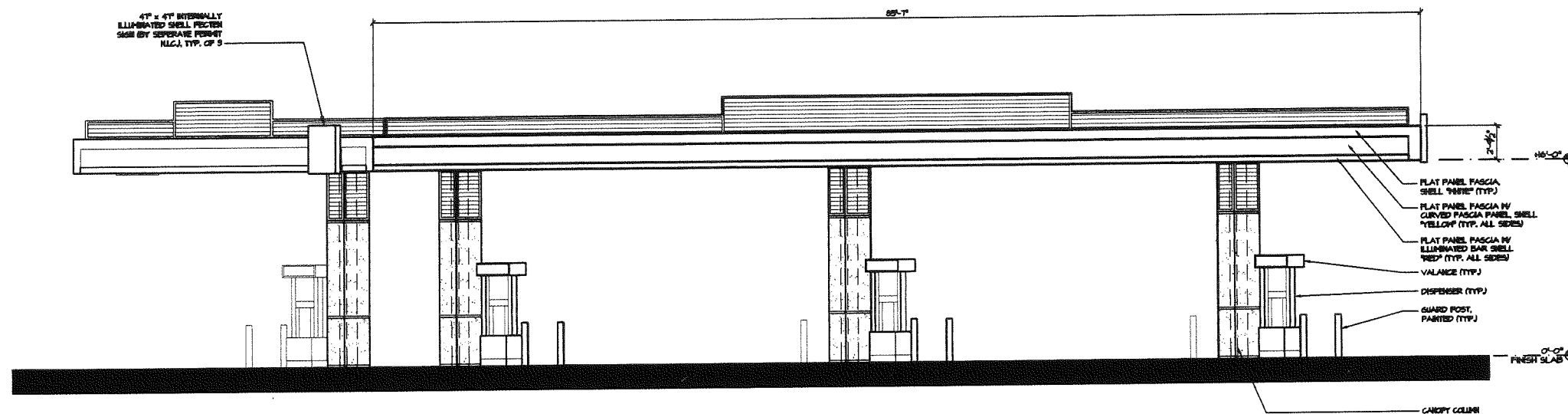
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CANOPY ELEVATIONS

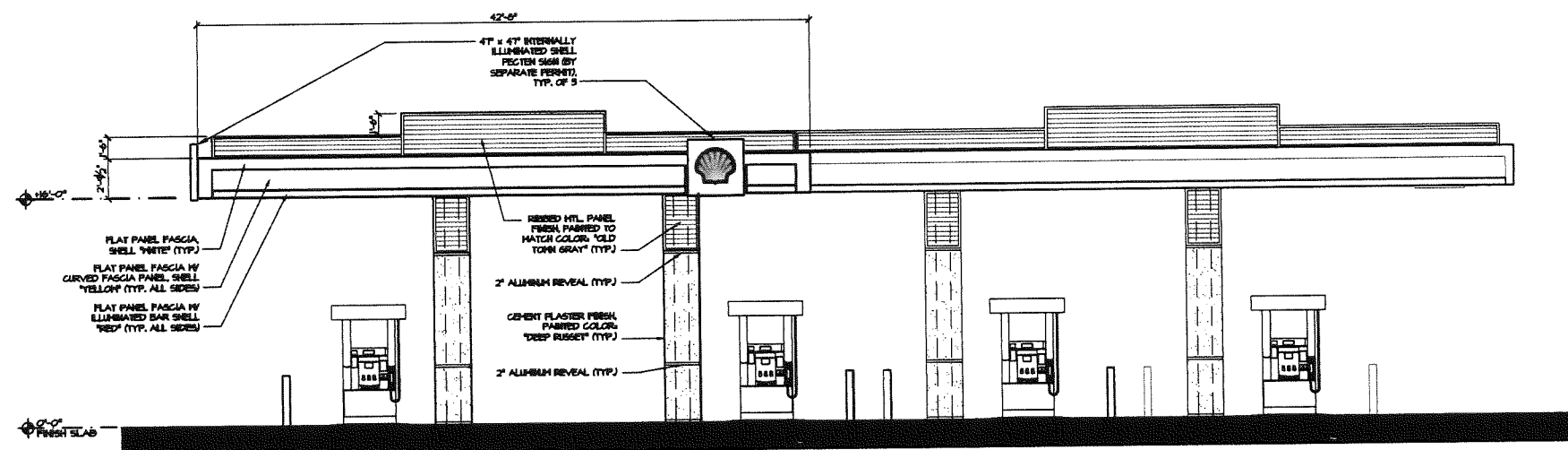
PROJECT # 13-5024
DRAWN BY CHECKED BY
SCALE AS NOTED DATE 08-04-13

7B

SHEET OF

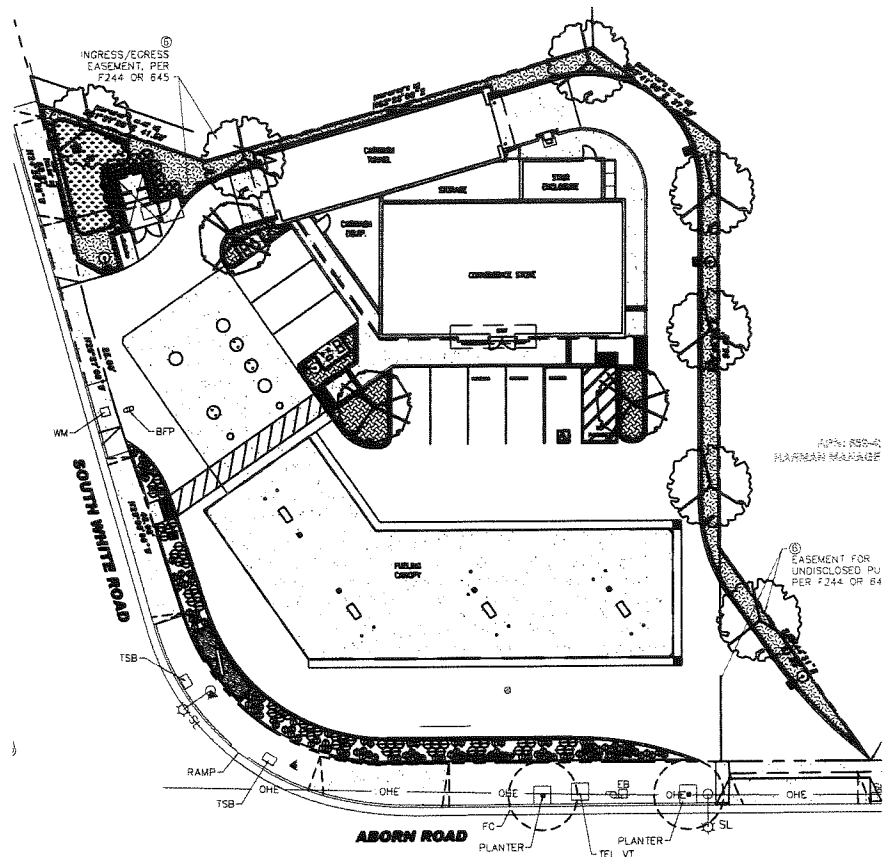


A SOUTH ELEVATION (ABORN ROAD)
3/16\"/>

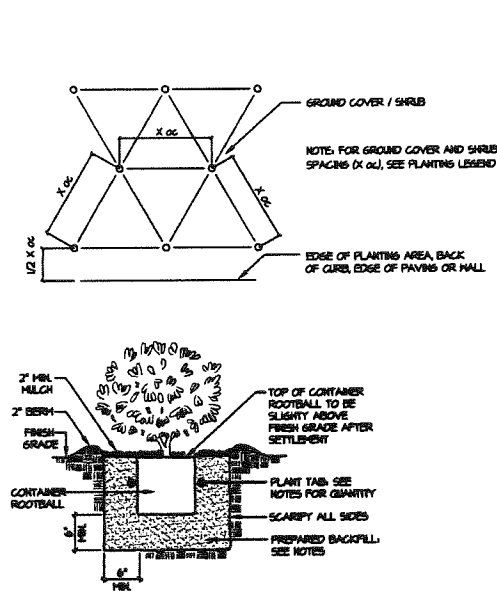


B WEST ELEVATION (S. WHITE ROAD)
3/16\"/>

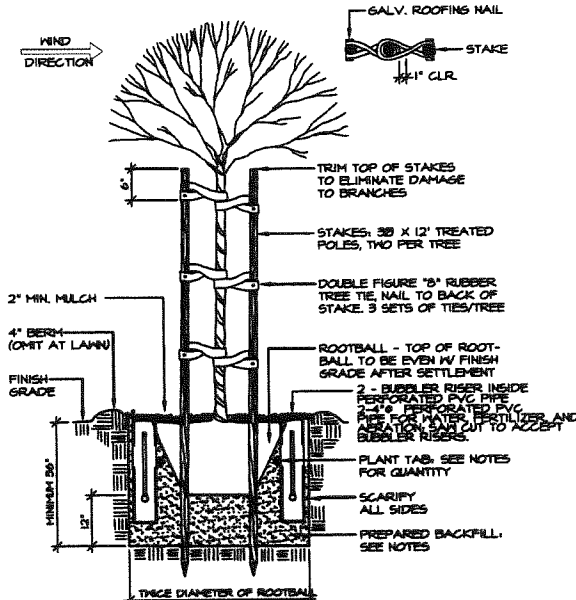
GRAPHIC SCALE: 3/16\"/>



1 LANDSCAPE PLAN
1" = 20'-0"



PLANTING INSTALLATION AND LAYOUT



TREE PLANTING AND STAKING

Maximum Applied Water Allowance				
50.0	X	1	X	MUG 3 X
48.5		0.10		9,281
			0.62	62,091

Estimated Total Water Use			
Plant Water Use (Gal/Day) X	(24 X HA) E	ETTU	
Low 25.1	1,470	42,194	
Medium 25.1	324	9,281	
High 25.1	120	3,457	
	Total	54,942	



Ciardella Associates
957 Ross Avenue
Menlo Park, CA 94025
Tel: 650 326 6100
Fax: 650 323 6706
Landscape Architecture Urban Design
cc@ciardella-associates.com

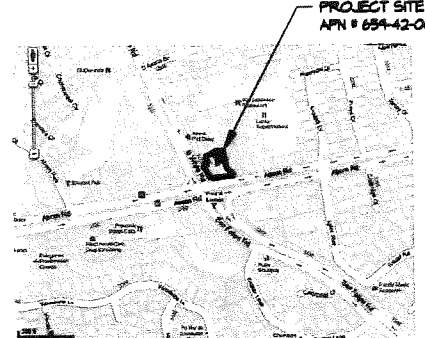
PLANTING LEGEND

Symbol	BOTANICAL NAME	COMMON NAME	H2O	SIZE
	<i>Pinus calligera</i> 'Red Spire'	Red Spire Pine	M	15 Gallon
	<i>Arbutus undata</i> 'Marino'	Strawberry Tree	L	15 Gallon
		Existing Street Tree to remain		
	<i>Myrica californica</i>	Pacific Haz Myrtle	L	5 Gallon
	<i>Festuca glauca</i> 'Elijah Blue'	Blue Fescue	L	1 Gallon
	<i>Pennisetum setaceum</i> 'Easton Canyon Dwarf Fountain Grass'	Easton Canyon Dwarf Fountain Grass	L	5 Gallon
	<i>Rosa Rosamundi</i> 'Hunting Carpet'	Rosemary	L	1 Gallon @ 30"
	<i>Coronilla plenos</i>	Calif. Meadow Sedge	L	1 Gallon @ 30"
	<i>Festuca glauca</i> 'Elijah Blue'	Blue Fescue	L	1 Gallon @ 30"
	<i>Trachelospermum jasminoides</i>	Star Jasmine	L	1 Gallon @ 30"
	<i>FLR</i> Flowers	Annual	H	4" Pots @ 16" oc

PLANTING NOTES

- All trees are to be staked as shown in the staking diagram per city requirement.
- Plant locations are to be adjusted as necessary to screen utilities but not block windows or impede access.
- All ground cover and shrub areas shall be top-dressed with a 3" layer of bark mulch.
- All ground cover planting will be placed no farther than 6" from edge of pavement, edge of header or back of curb. Spacing shall ensure full coverage in one year.
- There shall be no staking of material or equipment, permitting of any burning or operating or parking of equipment under branches of any existing plants to remain. If existing plants to remain are damaged during construction, the plants shall be replaced with the same species on size as those damaged.
- All plant material shall be nursery grown stock. All plant materials shall be tagged at the nursery at least 1 month prior to planting for the Landscape Architect's review.
- Review layout of all landscape elements with the Landscape Architect prior to installation. Field modifications may be necessary. Final layout to be reviewed by the Landscape Architect.
- Written dimensions supersede scaled dimension. Measurements are from the wall face, back of curb, edge of walk, building wall, property line or center line as graphically indicated.
- All layout corners are at 90 degrees right angles unless otherwise indicated. All curves shown are segments of circles with noted radii or diameter if noted. Circles can be scaled and be connected by freeform curves.
- HERBICIDE APPLICATION: Herbicide shall not be used until all plant material has been planted a minimum of 20-days. All planting areas shall be kept weed-free by non-herbicide methods during this time period. Herbicide shall not be applied to any areas which are or have been seeded. Contractor must be licensed by the State and County for fertilizer application, and must have current registration on file with the County.
- Landscape shall be maintained in a manner to prevent landscaping from growing above 3' in height in the areas indicated in the plans as being located within a safety visibility triangle area.
- CERTIFICATION: Prior to occupancy, the Landscape Architect shall certify in writing in a manner acceptable to the Building Inspection Division, that the landscaping has been installed in accordance with all aspects of the approved landscape plans.
- A minimum of 8" of non-mechanically compacted soil shall be available for water absorption and root growth in planted areas.
- Incorporate compost or natural fertilizer into the soil to a minimum depth of 8" at a minimum rate of 6 cubic yards per 1000 square feet.
- All Plantings shall be automatically irrigated utilizing state of the art system, components and installation techniques.
- All planting and irrigation shall comply with the city of Emeryville Water Efficient Landscape Requirements for larger landscapes.
- All details shall comply with city standard details.

VICINITY MAP



M Architects, Inc.
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PLANNING
MANAGEMENT
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SHELL GAS STATION, CARWASH
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ISSUED FOR CONSTRUCTION
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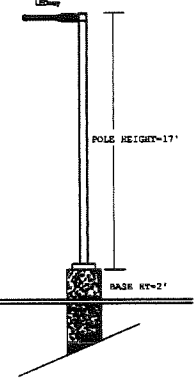
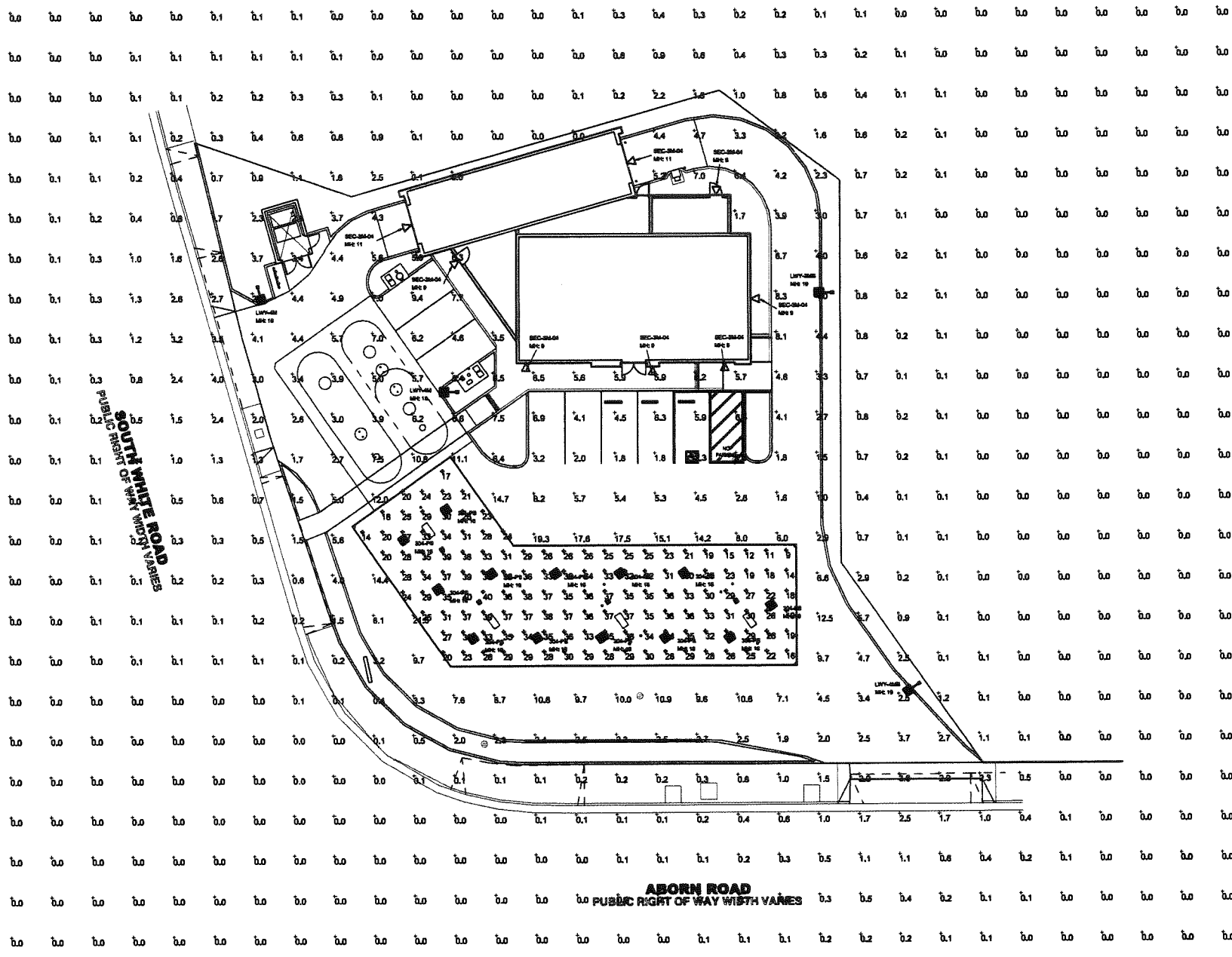
NO.	DATE	DESCRIPTION
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LANDSCAPE PLAN

PROJECT # 13-5029
DRAWN BY CHECKED BY
SCALE: AS NOTED DATE: 12-30-18

Luminaire Schedule						
Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLF	Description
1	13	304-P8	SINGLE	11280	0.930	CAN-304-P8-RS-08-E-UL-WH-525
2	1	LWY-3MB	SINGLE	8728	0.930	STR-LWY-3MB-HT-08-E-UL-BZ-525
3	2	LWY-4MB	SINGLE	12443	0.930	STR-LWY-4MB-HT-08-E-UL-BZ-525
4	1	LWY-4MB	SINGLE	8373	0.930	STR-LWY-4MB-HT-08-E-UL-BZ-525
5	8	SEC-3M-04	SINGLE	5076	0.920	SEC-EDG-3M-WM-04-D-UL-BZ-525
Total Watts						
						1313
						138
						278
						138
						580

Footcandle calculated using predicted lumen values after 50K hours of operation					
Label	Avg	Max	Min	AvgMin	MaxMin
Canopy	26.07	40	9	3.23	4.44
Site	1.38	21.5	0.0	N.A.	N.A.



ADDITIONAL EQUIPMENT
(4) P8AS170TDS 17' x 4' .125" SQUARE STEEL POLE
(4) PD-184 SINGLE TENSOR
POLE AND FIXTURE MEETS 140 MPH SUSTAINED WINDS



CREE

11

Project Name: 2200 S. White Street, San Jose, CA

Customer No: 00076

Order 1/27/2013

Order: 1747

Footcandle calculated at: 10'

Phone: 408.243.4600

Lamp: 174 CH-184-BZ-525

Information shown on this lighting design is based on project information provided to Cree Inc. Cree Inc. makes no representation or warranty as to the accuracy or completeness of the information provided. Cree Inc. is not responsible for any errors or omissions in this design. The customer is responsible for verifying all information and ensuring compliance with all applicable codes, standards, and regulations.



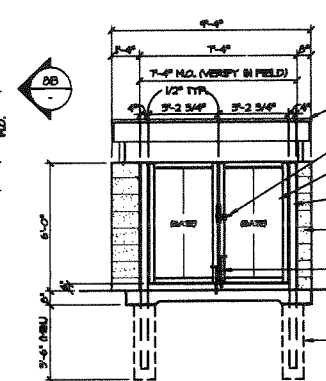
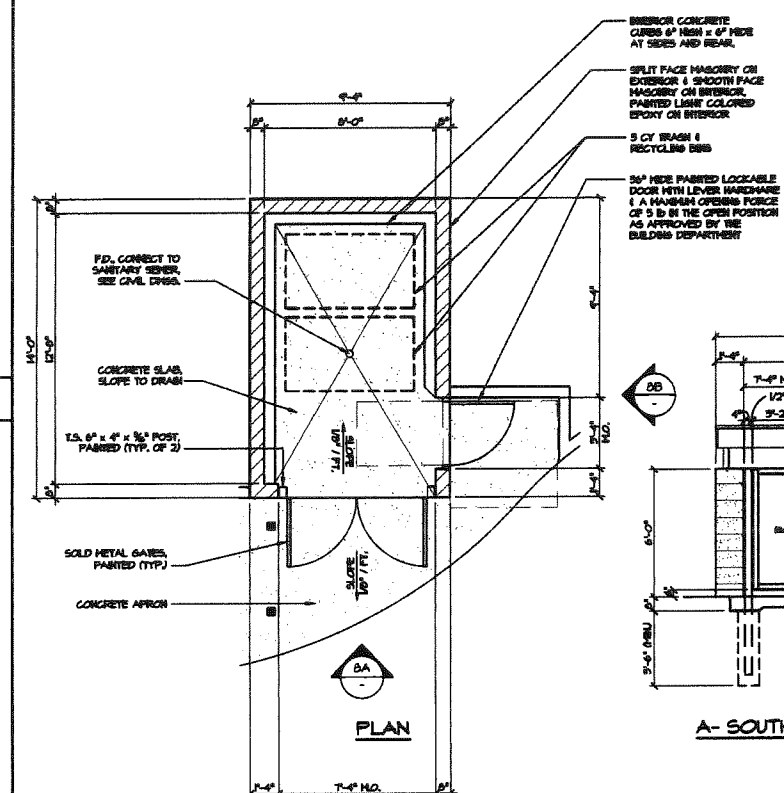
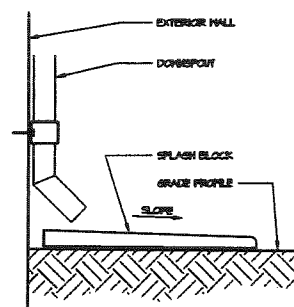
M I Architects, Inc.
ARCHITECTURE
PLANNING
MANAGEMENT
DESIGN

2060 CAMINO DIAULO
SUITE 100
WALNUT CREEK, CA
94597

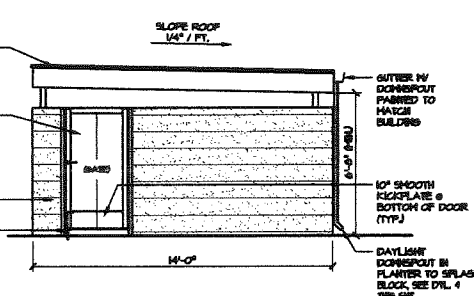
925-287-4174 Tel
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muhanaemirarchitect.com
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33290 S. WHITE ROAD
SAN JOSE, CA 95148

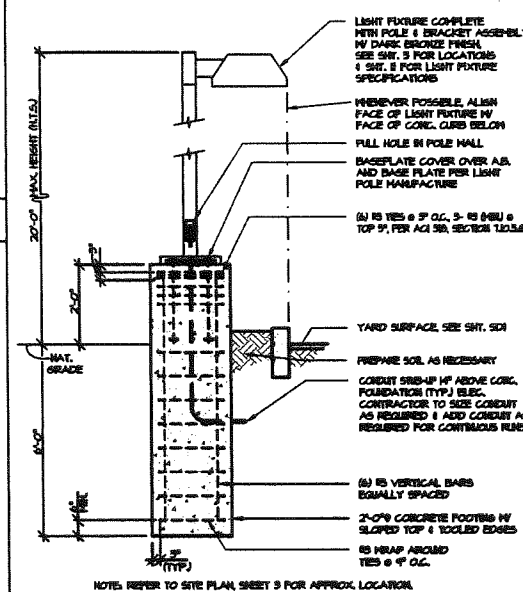
DRAWINGS AND SPECIFICATIONS AND THE CONCEPTS EMBODIED WITHIN THEM CONSTITUTE THE ORIGINAL UNPUBLISHED WORK. H.I. ARCHITECTS, INC., 1100 N. W. 11TH AVENUE, SUITE 100, MIAMI, FL 33136, TEL. 305/371-1100, FAX 305/371-1101, WWW.HIARCHITECTS.COM



A- SOUTHEAST ELEVATION



B- NORTHEAST ELEVATION



NOTE: REFER TO SITE PLAN, SHEET 3 FOR APPROX. LOCATION

- ISSUED FOR CONSTRUCTION
- ISSUED FOR PLAN CHECK

NO.	DATE	DESCRIPTION
△		
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△		

SITE DETAILS

PROJECT # 13-5029
DRAWN BY CHECKED BY
SCALE AS NOTED DATE 08-04